

LAND AUCTION

105.3 AC± | 1 TRACT | SALINE CO, MO



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/10/26 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: KNIGHTS OF COLUMBUS

1267 S ENGLISH AVE, MARSHALL, MO 65340

Land of this caliber and in this location does not often come to the open market. Ranch and Farm Auctions presents the Keith and Catherine Nelson Family Trust, an exceptional 105.3± acre farm located near Miami in Saline County, Missouri. Held within the family for multiple generations, this property represents an opportunity to acquire productive farmland in an area recognized for its fertile soils and strong agricultural history.

The farm consists of approximately 75.5 tillable acres. The tillable ground is comprised primarily of Sibley Silt Loam and Higginsville Silt Loam soils and carries an impressive NCCPI rating of 88.82. These productive soil types, combined with the farm's location in the Miami area, make this property well-suited to add to an existing farming operation or land investment portfolio.

Saline County has long been recognized for productive Missouri farmland, and the Miami area is particularly known for its fertile soils. Farms in this immediate area are tightly held, and quality agricultural properties do not frequently become available on the open market. The combination of approximately 75.5 tillable acres, high-quality soils, and 105.3± total acres creates an attractive opportunity for farmers, agricultural land buyers, and investors seeking productive acreage in Missouri.

Beyond the agricultural value, the farm offers additional recreational characteristics. As the property transitions toward the lower portion of the farm, the terrain drops toward Muddy Creek. The creek corridor is lined with trees and provides natural cover and travel habitat for wildlife. This wooded creek bottom adds diversity to the property while creating opportunities for deer hunting and other outdoor recreation.

Properties with this combination of productive tillable acreage, high-quality soils, creek frontage, wooded wildlife habitat, and a long history of family ownership are not commonly offered in the Miami area. Whether the goal is to expand an existing farming operation, add productive Missouri farmland to an investment portfolio, or own a property that combines agricultural income potential with hunting and recreation, this farm deserves serious consideration.

Ranch and Farm Auctions is honored to bring this multi-generational Saline County farm to public auction. Do not miss the opportunity to bid on 105.3± acres of productive farmland near Miami, Missouri.



Deeded Acres:	105.3±
FSA Farmland Acres:	75.5±
Soil Types:	Sibley Silt Loam, Higginsville Silt Loam
Soil PI/NCCPI/CSR2:	88.82 NCCPI
CRP Acres/Payment:	NA
Taxes:	\$307.57
Lease Status:	Open Tenancy for 2027 crop year
Possession:	At Closing
Survey:	No
Brief Legal:	105.33± acres E ½ SW ¼ S24 and pt NE ¼ NW ¼ S24 T52N R21W Saline Co MO
PIDs:	200005-602400-000-005000 and 200005-702500-000-003000
Lat/Lon:	39.2746, -93.1629
Zip Code:	65344

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TRAVIS HEMAN: 816.529.7704 | travis.heman@whitetailproperties.com

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (C000001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Travis Heman, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 816.529.7704 | Cody Lowderman, MO Auctioneer License 11037



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