

LAND AUCTION



544 AC± | 7 TRACTS | MARION CO, MO

AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 6/11/25 | **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: JACKSON PARK GOLF COURSE

1222 JACKSON TRAIL, PALMYRA, MO 63461

*****TRACTS 1-5 ARE SELLING ABSOLUTE TO THE HIGHEST BIDDER. TRACTS 6 AND 7 ARE SELLING SUBJECT TO SELLER ACCEPTANCE*****

This exceptional 544± acre continuous farm presents a rare opportunity to acquire a highly productive agricultural operation. With approximately 452 acres of tillable ground, the farm boasts an impressive average NCCPI rating of 78.47, indicating strong crop production potential. Over 73% of the soils consist of Smileyville silt loam with 2-6% slopes and NCCPI of 80, making this property an exceptional row crop farm. In addition to its productive soils, the farm features impressive infrastructure to support both crop and livestock operations. A well-managed beef cattle operation is in place, complemented by extremely well-maintained perimeter fencing. A small swine production facility can be continued or removed. The property also includes multiple machine shops, equipment storage buildings, livestock facilities, ample grain storage, and a comfortable farmhouse rented for additional income. With its combination of continuous acreage, fertile soils, and versatile infrastructure, this farm offers a rare investment opportunity for large-scale agricultural producers. Cropland is under a cash rent lease agreement for 2025 at \$290 per tillable acre.

TRACT 1 DESCRIPTION: 155± ACRES SELLING ABSOLUTE: This productive tract totals approximately 155 acres, with FSA records indicating approximately 143 acres in cropland—making it approximately 92% tillable. The farm features strong soils, with 85.66% consisting of Smileyville silt loam (2-6% slopes) and a National Commodity Crop Productivity Index (NCCPI) of 80. The overall cropland NCCPI averages an impressive 79.05, underscoring the land's strong production potential. Cash rented for 2025 at \$290 per tillable acre. The new owner will receive 50% of the cash rent for 143.12 tillable acres.

Access is excellent, with county road frontage along the west and south boundaries and a private road to the east. County water and electricity are available at the property boundary.

Deeded Acres: 155± acres pending survey
FSA Farmland Acres: 143± estimated acres
Soil Types: Smileyville silt loam, Edina silt loam,,
Soil PI/NCCPI/CSR2: NCCPI 78.47
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Tenancy for 2025 crop year 50% cash rent to Seller and 50% cash rent to Buyer
Possession: At Closing subject to the 2025 tenancy agreement
Survey needed?: Required, seller to pay for
Brief Legal: 155± acres Pt E ½ NE ¼ S32 and pt NW ¼ S33 T59N R6W Marion Co MO
PIDs: Pt of PIDs, 002.08.33.0.00.002.000.002.09.32.0.00.001.000,
002.08.28.0.00.003.000, 002.08.33.0.00.002.010
39.87143, -91.57178
Lat/Lon: 39.87143, -91.57178
Zip Code: 63461

TRACT 2 DESCRIPTION: 200± ACRES SELLING ABSOLUTE: This productive Northeast Missouri farm offers approximately 200 acres total, with approximately 179 acres currently in cropland—making it over 89% tillable. The tract has been well maintained, with established terraces, tile, and waterways all in good condition.

Soil quality is a standout feature, with 87% of the tract consisting of Smileyville silt loam (2-6% slopes), providing excellent potential for continued crop production. The tract is currently cash rented for 2025 at \$290 per tillable acre. The new owner will receive 50% of the cash rent for 179 tillable acres.

Access is convenient, with County Road 312 bordering the north side of the property and located just 2.5 miles from U.S. Highway 61. County water and electricity run along the road, adding utility potential for future improvements or infrastructure.

This tract is a strong addition to a row crop operation or an attractive investment opportunity in an area known for quality farmland.

Deeded Acres: 200± acres pending survey
FSA Farmland Acres: 179± estimated acres
Soil Types: Smileyville silt loam, Winfield silt loam
Soil PI/NCCPI/CSR2: NCCPI 79.31
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Tenancy for 2025 crop year 50% cash rent to Seller and 50% cash rent to Buyer
Possession: At Closing subject to 2025 tenancy agreement
Survey needed?: Required, seller to pay for
Brief Legal: 200± acres pt SW ¼ S28 pt NW ¼ and NE ¼ S33 T59N R6W Marion Co MO
PIDs: Pt of PIDs, 002.08.33.0.00.002.000.002.08.28.0.00.003.000,
002.08.33.0.00.002.010
39.87958, -91.57465
Lat/Lon: 39.87958, -91.57465
Zip Code: 63461

TRACT 3 DESCRIPTION: 98± ACRES SELLING ABSOLUTE: This 98-acre tract offers a picturesque setting with a white vinyl fence lining the long entrance, giving it a well-kept, welcoming feel. Positioned at a higher elevation, a large 60' x 100' machine shed overlooks gently rolling ground currently in crop production. The open ground—approximately 72 acres—boasts an average NCCPI rating of 76.61, providing strong potential for continued row crop use or easy conversion to pasture. The cropland has been cash rented for 2025 at \$290 per tillable acre. The new owner will receive 50% of the cash rent for 72.72 tillable acres.

Multiple ponds add both function and beauty to the property. With electric and rural water already on site and fiber available at the county road, the infrastructure is in place for a future home or farming operation. This tract combines productivity with scenic views, making it a great candidate for a homestead or continued agricultural use.

Deeded Acres: 98± acres pending survey
FSA Farmland Acres: 72.72± estimated acres
Soil Types: Smileyville silt loam, Winfield silt loam
Soil PI/NCCPI/CSR2: NCCI 76.61
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Tenancy for 2025 crop year 50% cash rent to Seller and 50% cash rent to Buyer
Possession: At Closing subject to 2025 tenancy agreement
Survey needed?: Required, seller to pay for
Brief Legal: 98± acres pt SW ¼ W ½ NE ¼ S28 and pt NW ¼ NE ¼ and NE ¼ NW ¼ S33 T59N R6W Marion Co MO
PIDs: Pt of PIDs, 002.08.33.0.00.002.000.002.08.28.0.00.003.000
39.87958, -91.57465
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TRACT 4 DESCRIPTION: 47± ACRES SELLING ABSOLUTE: This well-maintained 47-acre tract offers approximately 38 acres in cropland production, with an impressive 82% tillable ratio. The farm features productive soils with a strong NCCPI rating averaging 79.32, primarily consisting of Smileyville silt loam (2-6% slopes) and Winfield silt loam (9-14% slopes). The cropland has been cash rented for 2025 at \$290 per tillable acre. The new owner will receive 50% of the cash rent for 38.96 tillable acres.

Utilities including water, electric, and fiber run along county road 316 that borders the property to the

south, with additional access available from a private shared road along the west boundary. A creek lines the north and east boundaries, adding to the natural appeal of the land.

This tract has been carefully managed with well-maintained terraces and tile, and fencing is already in place along the south and east lines. Several potential build sites offer excellent views and accessibility, making this a great option for someone looking to build and establish a small farm.

Conveniently located just 2.5 miles from U.S. Highway 61, with only a short stretch of gravel, this property combines productivity, access, and build potential in a prime rural setting.

Deeded Acres: 47± acres pending survey
FSA Farmland Acres: 38.96± estimated acres
Soil Types: Smileyville silt loam, Winfield silt loam
Soil PI/NCCPI/CSR2: NCCPI 79.32
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Tenancy for 2025 crop year 50% cash rent to Seller and 50% cash rent to Buyer
Possession: At Closing subject to 2025 tenancy agreement
Survey needed?: Required, seller to pay for
Brief Legal: 47± acres pt NE ¼ pt NW ¼ S33 T59N R6W Marion Co MO
PIDs: Pt of PIDs, 002.08.28.0.00.003.000.002.08.33.0.00.002.000,
002.08.33.0.00.002.010
39.87143, -91.57178
Lat/Lon: 39.87143, -91.57178
Zip Code: 63461

TRACT 5 DESCRIPTION: 34± ACRES WITH LIVESTOCK FACILITIES, TILLABLE GROUND, AND UTILITIES SELLING ABSOLUTE: This versatile 34-acre tract offers a well-balanced mix of productive farmland and livestock infrastructure. Approximately 18 acres are currently in tillable production, with the remainder set up for livestock use. The cropland has been cash rented for 2025 at \$290 per tillable acre. The new owner will receive 50% of the cash rent for 18.2 tillable acres.

A 2-acre feedlot is already in place, complete with a livestock shelter, working pens, and concrete feed bunks conveniently positioned along the county road for efficient operation.

A year-round running creek provides a reliable water source for livestock, and the property is fully fenced and ready for use. With water, electric, and fiber available at the boundary, this tract is well-positioned for a future home or expanded farming operation. Whether you're looking to build, expand your herd, or add to your tillable acreage, this property has solid infrastructure and a lot of potential.

Deeded Acres: 34± acres pending survey
FSA Farmland Acres: 18.2± estimated acres
Soil Types: Winfield silt loam, Belknap silt loam
Soil PI/NCCPI/CSR2: NCCPI 71.93
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Tenancy for 2025 crop year 50% cash rent to Seller and 50% cash rent to Buyer
Possession: At Closing subject to 2025 tenancy agreement
Survey needed?: Required, seller to pay for
Brief Legal: 34± acres pt NE ¼ S33 T59N R6W Marion Co MO
PIDs: Pt of PIDs, 002.08.33.0.00.002.000
39.87143, -91.57178
Lat/Lon: 39.87143, -91.57178
Zip Code: 63461

TRACT 6 DESCRIPTION: 4± ACRE TRACT WITH SHOP, SHEDS AND RENTAL HOME

SUBJECT TO SELLER ACCEPTANCE: This 4± acre tract offers a solid setup for a small farming operation, equipment storage, or business use. The property features multiple large equipment sheds and a 50' x 98' shop building with concrete floors, oversized overhead doors, and forced air heat—well-suited for year-round use. A 964 sq ft farmhouse sits on the property and is currently rented, providing a steady source of additional income. The land has strong perimeter fencing already in place. Utilities include public water, electricity, and fiber internet available at the road. This is a well-rounded property ready for a range of uses.

Deeded Acres: 4± acres pending survey
Taxes: TBD after survey
Lease Status: Open
Possession: At Closing
Survey needed?: Required, seller to pay for
Brief Legal: 4± acres Pt E ½ NE ¼ S32 T59N R6W Marion Co MO
PIDs: Pt of PIDs, 002.09.32.0.00.001.000
39.8709, -91.58423
Lat/Lon: 39.8709, -91.58423
Zip Code: 63461

TRACT 7 DESCRIPTION: 6± ACRE TRACT WITH SWINE PRODUCTION FACILITY - 1,800 HEAD CAPACITY SUBJECT TO SELLER ACCEPTANCE: This 6± acre property is set up and ready for swine production, offering a total capacity of 1,800 head. Improvements include a 1,200-head finishing building and two 300-head nursery barns. Electric is already on site, and county water is available. The layout provides an efficient setup for continued use in pork production or potential expansion. Located in a rural setting with easy access, this property offers a solid foundation for a livestock operation.

Deeded Acres: 6± acres pending survey
Taxes: TBD after survey
Lease Status: Open
Possession: At Closing
Survey needed?: Required, seller to pay for
Brief Legal: 6± acres pt NW ¼ S33 T59N R6W Marion Co MO
PIDs: Pt of PIDs, 002.08.33.0.00.002.000, 002.08.33.0.00.002.010
39.87093, -91.57661
Lat/Lon: 39.87093, -91.57661
Zip Code: 63461

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

CLAY LOCKARD, AGENT: 573.466.9123 | clay.lockard@whitetailproperties.com

GO TO [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Clay Lockard, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 573.466.9123 | Cody Lowderman, MO Auctioneer License 11037

TRACTS 1-5
**ABSOLUTE
AUCTION**

TRACTS 6-7
**RESERVE
AUCTION**

COUNTY RD 314

TRACT 6
4
ACRES ±

TRACT 1
155
ACRES ±

TRACT 2
200
ACRES ±

TRACT 3
98
ACRES ±

TRACT 5
34
ACRES ±

TRACT 4
47
ACRES ±

TRACT 7
6
ACRES ±

COUNTY RD 316

Smileyville

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