

LAND AUCTION



44 AC± | 2 TRACTS | PERRY CO, MO

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

AUCTION DATE: 6/18/25 **AUCTION TIME:** 5 PM CT

AUCTION HELD AT: AMERICAN LEGION, 98 GRAND AVE, PERRYVILLE, MO 63775

PROPERTY PREVIEW: 6/7/25 | 10 AM - 2 PM | 1088 PCR 606, PERRYVILLE, MO 63775

This beautiful property lies just south of Perryville in the sought-after Highland area off of PCR 606. The property offers an older three bedroom home with several outbuildings. This property is fenced and cross-fenced, making it an ideal location for a small horse or cattle operation. The open ground on the property could easily be converted into row-crop production or just left for pasture and hay. The property also offers several small ponds for year-round water for not only livestock, but the wildlife calling this area home. This property has blacktop road frontage along with electric and has excellent home building sites with great views.



TRACT 1 DESCRIPTION:

This 14± acre tract of land with a home is in an ideal setting off PCR 606 just south of town. The three bedroom home would make a great starter home, offering several outbuildings and fenced all the way around. The pasture field also comes with a pond, giving you a year-round water supply. The barn on the property offers you great room for hay storage and to keep the livestock out of the weather. The property also offers several excellent new home building sites with electric available and paved county road.

Deeded Acres: 14± acres pending survey
FSA Farmland Acres: 9.98± acres
Soil Types: Minnith Pevely Complex, Minnith silt loam
Soil PI/NCCPI/CSR2: 71.9 NCCPI
CRP Acres/payment: NO CRP
Taxes: \$750.86 for both tracts
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession
Survey needed?: The survey will be completed before the auction & costs will be split 50/50 between buyer and seller
Brief Legal: Part NE SE and SE NE S12 T34N R10E Perry MO
PIDs: Part of 16-1.0-012-000-000-006.00000
Lat/Lon: 37.66695, -89.8729
Zip Code: 63775



TRACT 2 DESCRIPTION:

This beautiful 30± acre tract of land lies off of PCR 606 just on the south side of town near Highland. The property offers paved access on the whole south border with electric available. There are beautiful scenic home building sites on this property along with a nice small pond. The property is fenced, making it an excellent property for horses or cattle. The property is currently in hay production but could easily be converted into row crop.

Deeded Acres: 30± acres pending survey
FSA Farmland Acres: 21.3± acres
Soil Types: Minnith Pevely Complex, Minnith silt loam
Soil PI/NCCPI/CSR2: 75.1 NCCPI
CRP Acres/payment: NO CRP
Taxes: \$750.86 for both tracts
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession
Survey needed?: The survey will be completed before the auction & costs will be split 50/50 between buyer and seller
Brief Legal: Part NE SE and SE NE S12 T34N R10E Perry MO
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.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 | Jeff Heil, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 573.880.6150 | Jason Wolk, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 314.630.3827 | Cody Lowderman, MO Auctioneer License 11037



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