LAND AUCTION



44 AC± | 2 TRACTS | PERRY CO, MO

AUCTION: LIVE AND ONLINE AT 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



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 p **FSA Farmland Acres:** 9.98± acres 14± acres pending survey

Soil Types: Minnith Pev Soil PI/NCCPI/CSR2: 71.9 NCCPI Minnith Pevely Complex, Minnith silt loam

CRP Acres/payment: NO CRP

\$750.86 for both tracts Open Tenancy for 2025 crop year Immediate possession Lease Status:

The survey will be completed before the auction & costs will be split 50/50 between buyer and seller Part NE SE and SE NE S12 T34N R10E Perry MO Part of 16-1.0-012-000-000-006.00000 Survey needed?:

Brief Legal: PIDs: Lat/Lon:

37.66695, -89.8729

Zip Code:

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

Minnith Pevely Complex, Minnith silt loam

Soil Types: Minnith Per Soil PI/NCCPI/CSR2: 75.1 NCCPI CRP Acres/payment: NO CRP

\$750.86 for both tracts

Lease Status: Open Tenancy for 2025 crop year Immediate possession

The survey will be completed before the auction & costs will be split 50/50 between buyer and seller Part NE SE and SE NE S12 T34N R10E Perry MO Part of 16-1.0-012-000-000-006.00000 Survey needed?:

Brief Legal:

PIDs: Lat/Lon: 37.66695, -89.8729

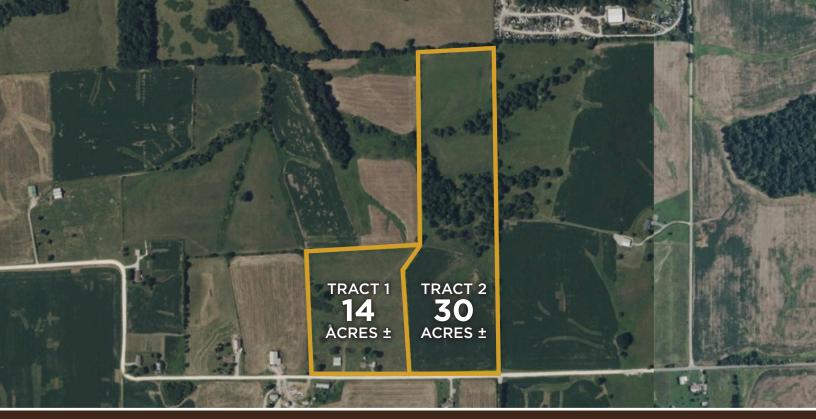
Zip Code





IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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