

LAND AUCTION



52 AC± | 5 TRACTS | GREENE CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/20/25 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: SOARING EAGLE FARM EVENT CENTER

1865 SOUTH BERKSHIRE, SPRINGFIELD, MO 65809

CALL UTECHT LAND TEAM FOR A SCHEDULED VIEWING

Welcome to Soaring Eagle Farms a unique equestrian and livestock legacy property, featuring a stunning 15,000± sq ft event center/sale barn with custom finishes, a 6,000± sq ft equipment barn, and extensive livestock facilities all located under two miles from East Springfield. The farm improvements consist of 14 large pipe paddocks with auto waterers, internal feeding lanes, and numerous turnout pipe paddocks. Additionally, there are nice pipe corrals connected to the sale barn and a large pasture for open grazing and hay production. This mostly open land lays very nicely and is in a prime development area with a quarter-mile of East Sunshine road frontage and 0.35 miles of South Berkshire blacktop road frontage. With two access points and high traffic counts of approximately 40,000 cars daily, this is one of the last prime properties available for development in the area. Contact Mike Harris of the Utecht Land Team for more information.



TRACT 1 DESCRIPTION: Just over 6 acres with a 6,000± sq ft equestrian barn, and 10 large pipe paddocks located under two miles from East Springfield. The barn features 8-12x12 stalls with auto waterers, 3-10x10 dry stalls, and 1-9x10 dry stall. Other features are 15' high doors, LED lighting, electricity and water. 684± feet of East Sunshine Road frontage with established access. Approximately 40,000 cars per day pass by this location, making it prime for development.

TRACT 2 DESCRIPTION: Legacy property featuring a stunning 15,000± sq ft event center/sale barn with custom finishes, located under two miles from East Springfield. There are multiple sorting pens and paddocks attached to the sale barn. The property is in a prime development area with 675± feet of East Sunshine road frontage and 360± feet of South Berkshire blacktop road frontage. With high traffic counts of approximately 40,000 cars daily, this is one of the last prime properties available in the Springfield area.

TRACT 3 DESCRIPTION: 11± acres of prime development land with approximately 334± feet of Berkshire Road frontage. Over 7 acres of excellent class 2e soils with over 3 acres of class 4e soils.

TRACT 4 DESCRIPTION: 12± acres of prime development land with approximately 390± feet of Berkshire Road frontage. Over 7.5 acres of class 2e soils and 4.4 acres of class 4e soils.

TRACT 5 DESCRIPTION: 16.25± acres of development land featuring 674± feet of Berkshire Road frontage. With a nice balance of wooded ground and open ground, this tract would be ideal for a secluded private estate. Just far enough from the highway to eliminate the road noise, yet less than 3 miles from Springfield.

Tract #:	All tracts
Deeded Acres:	52 acres in 5 tracts
Lease Status:	No leases
Possession:	Upon closing
Survey needed?:	Yes, Seller will pay 50% of the required survey
Brief Legal:	Part NE ¼ S36 T29N R21W in Greene Co, MO
PIDs:	1236100003
Lat/Lon:	37.1778, -93.1757
Zip Code:	65809



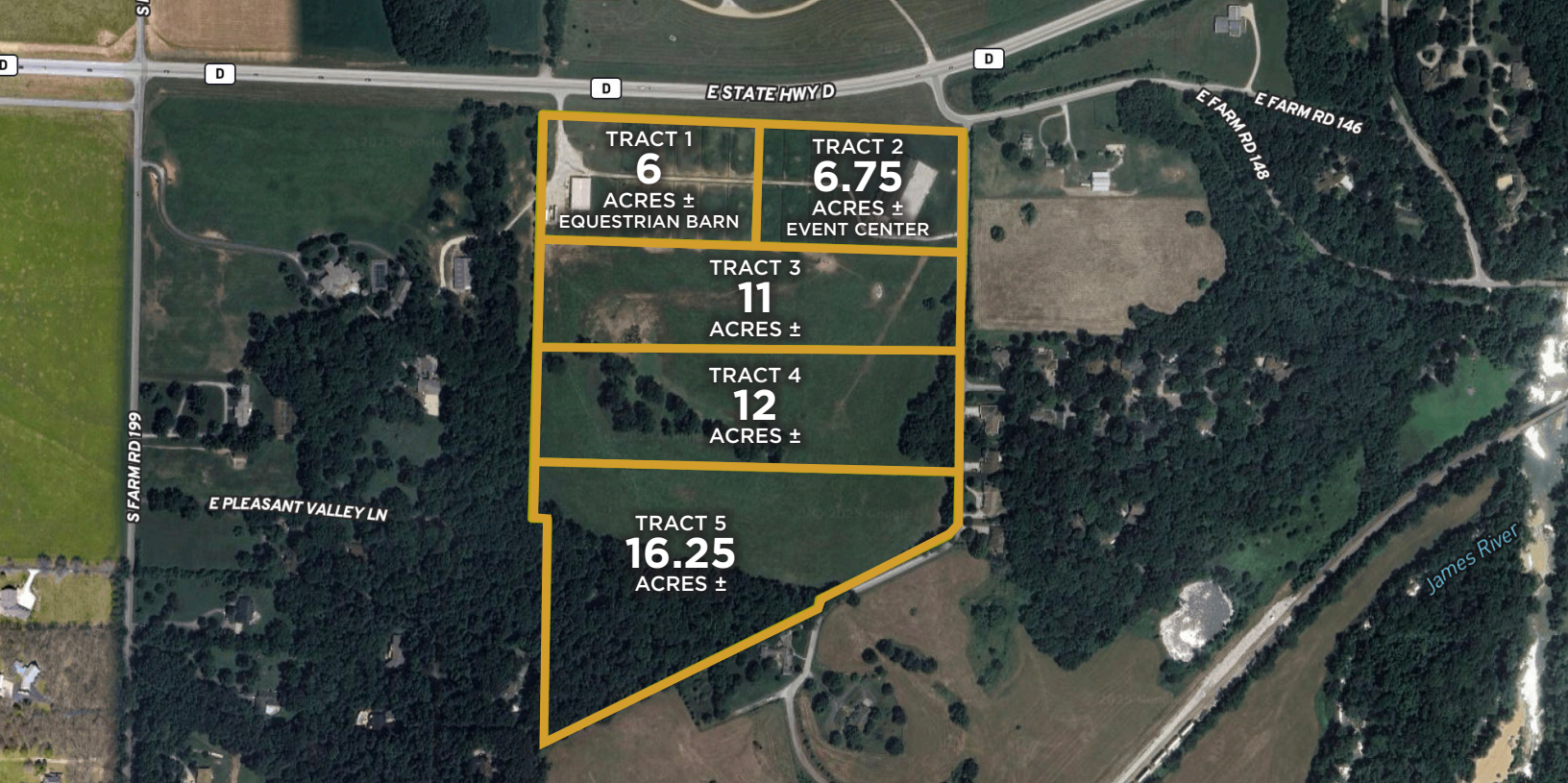
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

UTECHT LAND TEAM: 417.234.7654 | mike.harris@whitetailproperties.com

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GO TO 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 | Brian W. Utecht, MO Land Specialist for Whitetail Properties Real Estate, LLC 417.766.5595 | Cody Lowderman, MO Auctioneer License, 11037



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