

LAND AUCTION



148.5 AC± | 1 TRACT | BUCHANAN CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/3/24 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: AGENCY COMMUNITY CENTER
11351 STATE ROUTE FF HWY, AGENCY, MO 64401

Place your bid on a highly productive combination of tillable and pasture farm with a build site in Buchanan County. Located directly between the towns of Dekalb and Faucett, the views from atop the Missouri River bluffs on this tract will not disappoint.

There are approximately 80 acres in row-crop production, currently rented at \$200 per acre. The highly productive soil is comprised mostly of Marshall silt loam or Conrary silt loam. The grass back terracing and waterways have been well maintained.

There are approximately 27 acres of pasture ground, currently rented at \$60 per acre. There is a ball waterer fed by a well in place, along with several watering holes spread throughout. A newer loafing shed and an existing fenced corral with a lean-to are present. A mature tree line and several large scattered trees give the cattle ample places to get out of the sun.

When you pull off the blacktop and up the drive to the potential build site, you'll notice the spectacular views to the north, west and south. Electricity and well water are currently active, and a water main adjacent the Northwest corner of the property could possibly be extended for a metered supply.

This property is conveniently located roughly 10 miles from St. Joseph, 7 miles from I-29, and 30 miles from MCI airport, and falls within the Dekalb/Rushville school district. Whether you want to expand your farming operation, build your investment portfolio or build a home with views and income attached, this is the piece for you.



Deeded Acres: 148.5±
FSA Farmland Acres: 151.4
Soil Types: Conrary Silt Loam, and Marshall Silt Loam
Soil PI/NCCPI/CSR2: 81.6 NCCPI
CRP Acres/payment: N/A
Taxes: \$664.08
Lease Status: Open possession after the 2024 harvest
Possession: Immediately after harvest
Survey needed?: No
Brief Legal: 148.5± acres located Pt NW ¼ and pt SW ¼
S6 T55N R35W in Buchanan Co, MO
PIDs: 17-3-0-06-000-000-003.000
Lat/Lon: 39.6145 -94.8764
Zip Code: 64440



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

DUSTIN WILLIAMS, AGENT: 816.752.7390 | dustin.williams@whitetailproperties.com

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RANCHANDFARMAUCTIONS.COM

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 | Dustin Williams, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 816.752.7390 | Jason Patterson, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 816.824.6282 | Cody Lowderman, MO Auctioneer License 11037



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