

LAND AUCTION



496.2 AC± | 4 TRACTS | SCHUYLER CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/27/25 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: LANCASTER COUNTRY CLUB
15106 HIGHWAY 63, LANCASTER, MO 63548

Located just about 3 1/2 miles Northwest of Glenwood, MO, this very nice tillable farm has great access to Highway 202 on the West and Blackbird land to the North.

Attention investors and producers! Here is a great upland tillable farm with grain storage bins located about 3.5 miles North of Glenwood, MO this property features approximately 370 acres of highly productive upland tillable land and 140,000 bushel grain bin site, with easy access off Highway 202. Farm soils include Lamoni Loam, Edina Silt Loam, Gara Loam and Seymour silty loam. Bins on the property were installed brand new in 2022. The property will be offered in 4 parcels. The farm offers great hunting along with tillable production acreage with terracing and drain risers installed.



TRACT 1 DESCRIPTION:

72.5± acres. This tract features approx. 60 acres tillable, balance in timber, brush and a pond. Access is from the north off of Blackbird Lane.

Deeded Acres: 72.5±
FSA Farmland Acres: 60±
Soil Types: Armstrong clay loam, Gara fine sandy loam, Bevier silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 53.8
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: 72.5± acres part of S31 T67N R15W Schuyler Co, MO
PIDs: Part of PID 03-090-31-000-000-000100
Lat/Lon: 40.56479, -92.62553
Zip Code: 63541

TRACT 2 DESCRIPTION:

122.5± acres, this tract has approx. 102 acres of tillable, balance is waterways, brush, and a pond. Access off of Highway 202 to the west

Deeded Acres: 122.5±
FSA Farmland Acres: 102±
Soil Types: Lamoni loam, Gara loam, Edina silt loam,
Soil PI/NCCPI/CSR2: NCCPI 63.3
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: 122.5± acres part of S31 T67N R15W Schuyler Co, MO
PIDs: Part of PID 03-090-31-000-000-000100
Lat/Lon: 40.56479, -92.62553
Zip Code: 63541



TRACT 3 DESCRIPTION:

295± acres. This tract features approx. 205 acres tillable, balance in timbered draws, waterways, pond and shed. Access off of Highway 202 to the west

Deeded Acres: 295±
FSA Farmland Acres: 205±
Soil Types: Lamoni loam, Armstrong clay loam, Seymour silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 64.4
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: NW ¼ and pt NE ¼ and part SW ¼ S6 T66N R15W Schuyler Co, MO
PIDs: 06-030-06-000-000-000201
Lat/Lon: 40.55556, -92.62605
Zip Code: 63541

TRACT 4 DESCRIPTION:

1.25± acres. This tract features a grain bin site with approx. 1.25 acres, 2-70,000 bushel Sukup Bins that were installed in 2022 brand new. Bins have fans and power sweeps.

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.

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 Propst, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 636.209.0362 | Stephen Stockman, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 660.953.1242 | Cody Lowderman, MO Auctioneer License 11037



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