

LAND AUCTION



143.8 AC± | 2 TRACTS | HARRISON CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/17/25 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: THE GATHERING PLACE

110 N 16TH ST, BETHANY, MO 64424

If you are looking for a solid income-producing tillable farm that also offers great deer and turkey hunting, then you need to set up a time to look at this property! Located about 2 miles south of the Iowa border, this farm is owned by one of the biggest names in the whitetail hunting world and offers highly productive bottom tillable land, timber, and food plots. This farm features high-quality Nodaway silt loam class 2 soils, and there are 89± acres that can be cash rented to a local farmer for \$250 per tillable acre for a nice cash flow of \$22,250. The farm currently has open tenancy for 2025, but the tenant is interested in staying on if the new buyer wishes to do so. The balance of the farm is timber blocks and the Thompson River corridor. On the property's northern end, the seller has it set up with nice big destination food plots and a box blind that joins up to big blocks of timber to the north. The timber has had select cuts to thicken it up and provide more bedding cover along the river. No shortcuts were taken to set this farm up to kill the big bucks that this area is known for. Check out the trail and harvest pictures. It's not often you can find a farm like this one that offers high-quality tillable acreage and great hunting. This is a good one! Call Listing agents for more information or to set up a showing!



TRACT 1 DESCRIPTION

Tract 1 consists of 63.8± acre of a diverse mix of tillable, timber and outstanding hunting located in northeastern Harrison County, Missouri and a short distance south of the Iowa border. There are approximately 35± acres of great Thompson River bottom soils that have been previously tilled and cash rented for \$250/acre. Much of the soil make-up is Nodaway silt loam class 2, with an average NCCPI of 78.6 that boasts high yields each and every fall. The north end of the property has a pond, one box blind and is set up for easy in and out low-pressure hunting over food. The timbered area along the river has been select cut and TSI'd to enhance the bedding cover as well as to provide valuable food for the wildlife. This property has been highly managed for many years to harvest 5.5+ year-old bucks and has the deer history to prove it. The property also has fantastic turkey hunting in the Spring and great access from the East off of E 330th Ave. For any questions pertaining to this property, please give listing agents a call to discuss.

TRACT 2 DESCRIPTION

Tract 2 consists of 80± acres of highly productive Thompson River bottom soils that have been tilled, well maintained and previously cash rented for \$250/acre. There are approximately 49± acres of high-quality tillable soils that are made up mostly of Nodaway silt loam class 2 soils with an overall 78.6 NCCPI rating that boasts high yields each and every fall. Much like tract 1, this property has been highly managed for many years for 5.5+ year old bucks, but this particular tract is more about high-quality income-producing crop ground and less about deer hunting. The remainder of the farm is made up of timbered fencerows and timbered draws/drainages. Access to the property comes from the east off of E 330th Ave and has an access easement with two adjoining landowners for planting/harvest purposes. For any and all questions pertaining to this property, please give listing agents a call to discuss.



Tract #:	1 and 2
Deeded Acres:	Survey ordered
FSA Farmland Acres:	89.1± total(35± acres on tract 1/49± acres on Tract 2)
Soil Types:	Nodaway silt loam, Pershing silt loam
Soil PI/NCCPI/CSR2:	78.6 NCCPI
CRP Acres/payment:	Previously cash rented for \$250/acre/No CRP \$620,00±
Taxes:	
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants rights for 2024
Survey needed?:	Survey needed and ordered
Brief Legal:	143.80+/- acres located Part SW ¼ S11 and part NW ¼ and Pt NE ¼ S14 T66N R26W in Harrison Co, MO 08-1.0-11-05, 08-6.0-14-02,08-6.0-14-03
PIDs:	40.53445/-93.801
Lat/Lon:	64632
Zip Code:	



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

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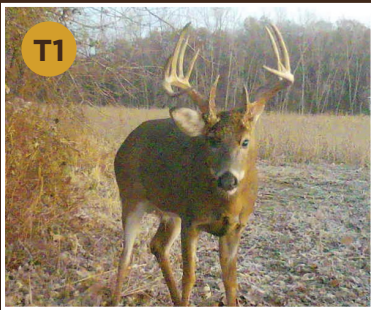


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