

LAND AUCTION



190 AC± | 7 TRACTS | JASPER CO, MO

AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 3/31/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: VENUE 105, 6960 COUNTY RD 105, CARTHAGE, MO 64836

PROPERTY PREVIEW: 3/22/2025 | 9:00 AM - 6:30 PM
1722 FIR RD, CARTHAGE, MO 64836

Outstanding Ranch With Highly Customized Home And Tillable Or Development Potential ROI In S.W. MO.

Location! Location! Location! This cattleman's ranch delivers a lifestyle that can be envied, which in turn, offers a rare opportunity to invest in a premier S.W. Missouri property. Located only a quarter of a mile east of the Carthage city limits and 1.5 miles from I-49, it offers a multitude of usage/development options. It is being offered to the public in 7 tracts of which you could purchase all or just one to build your forever home on. The heart of the property is composed of a beautiful and highly customized 3 bedroom/2 bath brick home. Stepping outside you are greeted with a wonderful outbuilding with finished interiors and AC/heat, which has been a kennel business, but could easily have endless possibilities i.e. venue, retail space, or added family home space. A great insulated shop rounds out this portion of the property.

Currently, the grounds are a working cattle operation with meticulously cared for and thought-out handling facilities which include a new barn with 4 points of entrance and exit, extensive runs, pens, and squeeze chute connected to multiple pipe fencing corrals with waterers. The soils are premium, with the majority of 93% being Class 2 tillable, and the remainder Class 3, lending it to the option of ROI tillable income. This past year, the remaining 175± acres of ag ground were in 22± acres of soybeans with the remainder in a very nice mix of spring and summer pasture grasses which as you can see in pics are exceptionally clean. Extensive fencing creates convenient relocation alleys leading to multiple large pasture paddocks with 7 automatic waterers strategically placed throughout. (Please note: If property is split, water source servicing Tracts #2, #3, and #6 is located on Tract #1 and shared through a well agreement. Tracts #4, #5, and #7 will not be sourced water). The grounds could easily be re-envisioned to become an excellent equine property. Located along the southern edge you will find the 1± acre pond which has cleverly been turned into an outside gathering place for friends and family. Care and stewardship at its finest has been exhibited on this property which would be hard to find anywhere else.

- Beautiful 2,543 square foot custom home built in 2021.
- New 56' X 70' structure with finished interior space, which could easily be a venue or living space.
- New 42' x 40' enclosed insulated shop with 12' X 40' lean-to.
- New 66' x 76' barn with cattle working equipment.
- 52' x 125' Pole barn.
- Extensive new pipe corrals and fencing.
- 175 ± Tillable acres 93% Class 2, 7% Class 3.

- New perimeter and cross fencing with alleys.
- 7 Pasture waterers.
- Pasture Endophyte free.
- 1 ac. pond with new footbridge perfect for fishing and family gathering.
- ¼ Mile from Carthage city limit, 1.5 miles from I-49.
- ¾ Mile to Lucky J Arena and Steakhouse known as the best Equine facility and event arena in the 4-states since 2001.

TRACT 1 DESCRIPTION: 5± ACRES

Highly Customized 2,543 square foot Brick Home With Additional Finished Building And Shop In S.W. MO.

5± acres to be determined by survey. Built with an eye to comfortable elegance, the bright and airy 3 bedroom/ 2 bath highly customized brick home combines large living areas, beautiful custom cabinets, canning/bonus room, and a beautiful master ensuite. Attention to detail is unwavering! Stepping outside you are greeted with a wonderful building with finished interiors and AC/heat, which is currently a kennel business, but could easily have endless possibilities i.e. venue, retail space, or added family home space. A very nice, insulated shop with lean-to rounds out this area.

Amenities:

- The front gated entrance has water, and electrical service ran to it with a switch in the garage to turn on and off.
- Electrical power is ran underneath soffits to power Christmas lights.
- All cabinets have pull out drawers with soft close.
- The canning kitchen is finished except for the stove and sink. There are 8 individual plug-ins with 20-amp breakers to power bigger electrical needs.
- Home has R30 insulation from both batt and foam insulation.
- Home is built on a post tension foundation which allows for significantly stronger construction.
- Pellet heating stove in fireplace.
- Pocket doors in the living room allow for easy space adaptations.
- Propane Central heat and cook stove.
- Located inside the 2-car garage is a continuous pressure water system that always maintains 60 lbs. of water pressure.
- Gas line to back patio to power grill or lights.
- New 56' X 70' building/kennel has R30 insulation in the heated/cooled area.
- New 42' x 40' enclosed insulated shop with 12' X 40' lean-to.
- All 3 structures are ran from a 400 Amp breaker box.
- New pipe fencing.
- Well located on the tract.

TRACT 2 DESCRIPTION: 31± ACRES

New Cattle Working Facility Class 2 Tillable Soils And Pole Barn in SW Mo.

31± acres to be determined by survey. This tract has cattle working facilities, including a new barn with trusses that are on 3-foot centers instead of 4-foot centers, which are attached to 16-inch hurricane straps for extra strength. There are 4 points of entrance and exit, 3 different dividing and sorting pens, a Ranger XL squeeze chute with a 12-foot tub to help feed cattle into it. Gates are located on the inside of the roll-up doors to provide protection when working cattle. The barn also has an 8-ton overhead bin. A large pole barn completes the structures all of which are connected to multiple pipe fencing corrals with waterers. Water sourcing available via shared well agreement. The remaining 22 tillable acres, which are 100% of Class 2 soils including Newtonia-Eldorado silt loam and Maplegrove silt loam, were in soybeans this past year.

- New 66' x 76' barn with cattle working equipment, foam ceiling insulation and cooling fans.
- 52' x 125' Pole barn. • 8 - Ton overhead bin. • Perimeter fenced.

TRACT 3 DESCRIPTION: 15± ACRES

Fantastic Building Tract Located Just Outside Carthage In SW MO.

15± acres to be determined by survey. This superb corner tract is the perfect location to build your

dream home and still have acreage for an out-building and animals. Located just outside of the Carthage city limits, you have the rural feel but are only a heartbeat from the amenities of town. New white pipe fencing runs the entire northern boundary as well as approximately a quarter of the length of the west boundary, setting the stage for a beautiful place. Water sourcing is available via a shared water well agreement.

TRACT 4 DESCRIPTION: 15± ACRES

Beautiful Building Tract Just Outside Of Carthage In SW MO.

15± acres to be determined by survey. This outstanding tract is the perfect location to build your dream home and still have acreage for an out-building and animals. Located just outside of the Carthage city limits, you have the rural feel but are only a heartbeat from the amenities of town. There is an automatic waterer located on the tract, water sourcing will not be actively available if purchased as a stand-alone tract.

TRACT 5 DESCRIPTION: 34± ACRES

Building Site With Pasture And Great Tillable Production Potential In S.W. MO.

34± acres to be determined by survey. If you are looking for the perfect location to build and have room to breathe, this one is for you! This tract features a very nice mix of spring and summer Endophyte free pasture grasses which as you can see in pics are exceptionally clean and well maintained. It is 100% Class 2 and Class 3 soils. The majority are Class 2 Maplegrove silt loams and Newtonia-Eldorado silt loams. A very small percentage of the tract has a small drainage draw running through it. It is accessible via Co. Rd. 130 and is fully perimeter fenced. 2 automatic waterers are in place. If purchased as a standalone tract no water sourcing to waterers is available. There is a 30' utility easement in place along the whole southern edge from county road 130 to tract #7.

TRACT 6 DESCRIPTION: 20± ACRES

Pasture Tract With Great Tillable Production Potential In S.W. MO.

20± acres to be determined by survey. This tract features a very nice mix of spring and summer Endophyte free pasture grasses which as you can see in pics are exceptionally clean and well maintained. It is 100% Class 2 and Class 3 soils. The majority are Class 2 Maplegrove silt loams and Newtonia-Eldorado silt loams. It is accessible via an easement to be surveyed running off E. Fir Road and is fully perimeter fenced. The automatic waterer is in place and sourced by a shared water well agreement.

TRACT 7 DESCRIPTION: 70± ACRES

Pasture Tract With Tillable ROI Production Potential And Beautiful Building Site In S.W. MO.

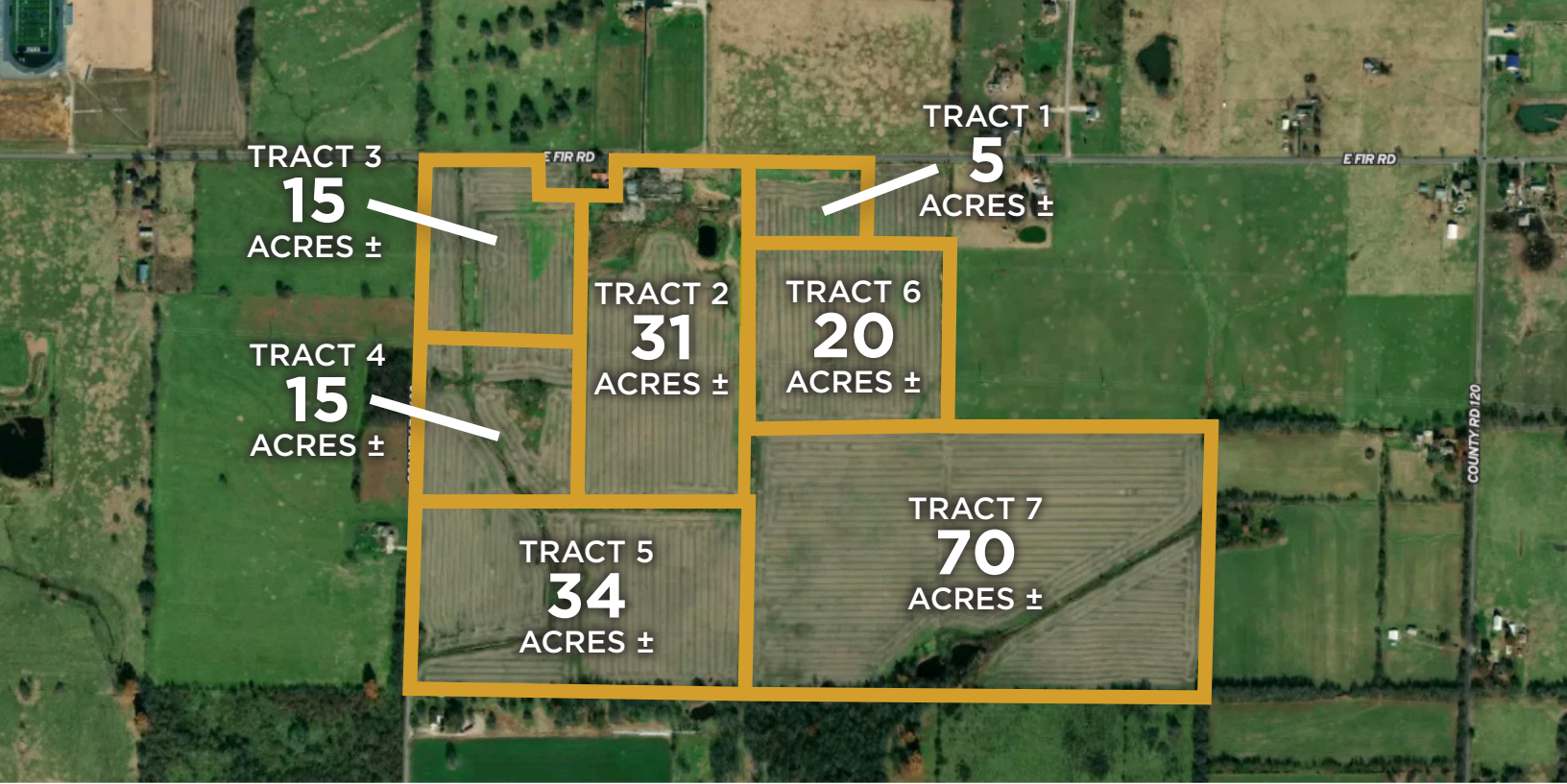
70± acres to be determined by survey. This tract features a very nice mix of spring and summer Endophyte free pasture grasses which as you can see in pics are exceptionally clean and well maintained. It is 97.93% Class 2 soils reflected in Maplegrove silt loams and Newtonia-Eldorado silt loams, which makes it prime for row crops. The remaining 2.07% is Class 3. A 1± acre pond is located at the southern edge with straight-line drainage from the northeast. This tract would be a wonderful location to build a home! If privacy and seclusion are on your building bucket list, this property is perfect! At the end of your quarter-mile drive sits a wide open building area. The 1± acre pond area has been very nicely cleaned and groomed and a new arched footbridge was installed turning into a wonderful gathering place for friends and family. It is accessible via an easement to be surveyed running off E. Fir Rd. and is fully perimeter fenced. 2 automatic waterers are in place. If purchased as a standalone tract no water sourcing to waterers is available. A 30' utility easement is in place along the southern edge of Tract #5 to allow electricity to be run from County Road 130 to Tract #7.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JEFF QUADE, AGENT: 417.540.0691 | jeff.quade@whitetailproperties.com

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 Quade, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 417.540.0691 | Cody Lowderman, MO Auctioneer License 11037



190 AC± | 7 TRACTS | JASPER CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/31/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: VENUE 105, 6960 COUNTY RD 105, CARTHAGE, MO 64836

PROPERTY PREVIEW: 3/22/2025 | 9:00 AM - 6:30 PM

1722 FIR RD, CARTHAGE, MO 64836



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
 JEFF QUADE, AGENT: 417.540.0691 | jeff.quade@whitetailproperties.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 Quade, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 417.540.0691 | Cody Lowderman, MO Auctioneer License 11037