

LAND AUCTION



204 AC± | 2 TRACTS | RAY CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

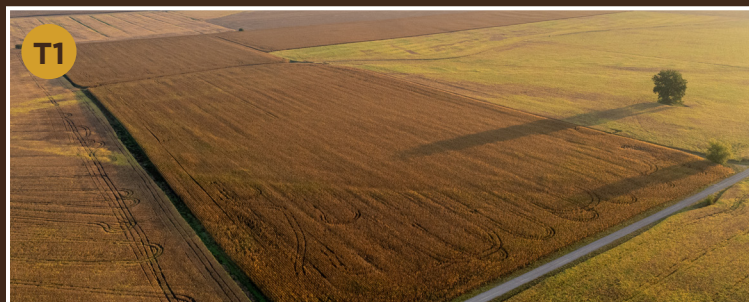
AUCTION DATE: 11/25/25 AUCTION TIME: 11 AM CT

AUCTION HELD AT: AMERICAN LEGION

312 CLARK ST, RICHMOND, MO 64085

Ranch and Farm Auctions is proud to bring this Missouri River Bottom Tillable Farm to auction for the Charles and Eleanor Cavanah Family Trust. This 204± acre tillable farm features 202.44 FSA tillable acres. We are offering the farm in two tracts. Tract 1: 60± acres and Tract 2: 144± acres. A survey will be conducted to determine the final acreage; the website will be updated as soon as the survey is completed. The farm is located in the fertile river bottoms near Henrietta. It features good road frontage for easy access to getting in equipment and hauling out grain. It is also less than 1 ½ miles from 13 HWY for quick access to a major highway. There is a lease in place until the 2025 crop is harvested and open tenancy for the 2026 growing season. If a non-farming entity were to be the successful bidder, the current tenant would be interested in negotiating a new lease going forward. Whether you are a local farmer looking to expand your operation or an investor looking to diversify your portfolio, you need to consider this opportunity. Join us in person or online for the auction.

- 204± acres Missouri River Bottom Tillable Farm
- 202.44 FSA Tillable
- Offer in 2 tracts
- Tract 1 60± acres
- Tract 2 144± acres
- A survey will be conducted to determine the final acreages
- Nearly ½ of the soils are considered class 1, Norborne very fine sandy loam and Cotter silt loam



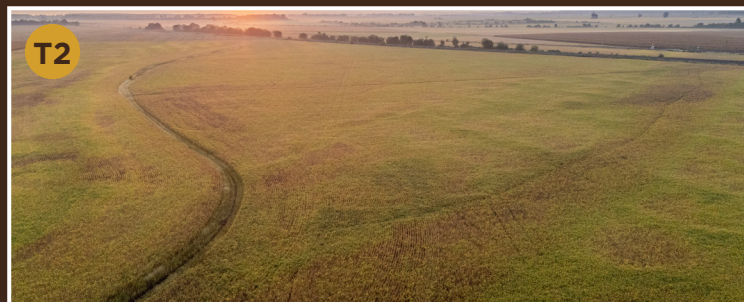
TRACT 1 DESCRIPTION: 60 ± ACRES

Tract 1 is 60± acres, nearly all tillable. A survey will be conducted to determine the final acreage; the website will be updated as soon as it is completed. The farm is located in the fertile river bottoms near Henrietta. It features good road frontage for easy access to getting in equipment and hauling out grain. It is also less than 1 ½ miles from 13 HWY for quick access to a major highway. There is a lease in place until the 2025 crop is harvested and open tenancy for the 2026 growing season. If a non-farming entity were to be the successful bidder, the current tenant would be interested in negotiating a new lease going forward. Whether you are a local farmer looking to expand your operation or an investor looking to diversify your portfolio, you need to consider this opportunity. Join us in person or online for the auction.

A survey will be conducted to determine the final acreages

Nearly ½ of the soils are considered class 1, Norborne very fine sandy loam and Cotter silt loam

Deeded Acres: 60±
FSA Farmland Acres: 60±
Soil Types: Norborne very fine sandy loam, Cotter silt loam, Booker silty clay
Soil PI/NCCPI/CSR2: 52.49 NCCPI, much in the high 80's
CRP Acres/Payment: NA
Taxes: \$600
Lease Status: Open Tenancy for 2026 crop year
Possession: At Closing
Survey Needed?: Yes. A survey has been ordered
Brief Legal: The East 990' Of The NE1/4 Less Road R.O.W. of S10, T51N, R27W
PIDs: 15-02-10-00-000-001.000
Lat/Lon: 39.246, -93.9106
Zip Code: 64036



TRACT 2 DESCRIPTION: 144± ACRES

Tract 2 is 144± acres, nearly all tillable. A survey will be conducted to determine the final acreage; the website will be updated as soon as it is completed. The farm is located in the fertile river bottoms near Henrietta. It features good road frontage for easy access to getting in equipment and hauling out grain. It is also less than 1 ½ miles from 13 HWY for quick access to a major highway. There is a lease in place until the 2025 crop is harvested and open tenancy for the 2026 growing season. If a non-farming entity were to be the successful bidder, the current tenant would be interested in negotiating a new lease going forward. Whether you are a local farmer looking to expand your operation or an investor looking to diversify your portfolio, you need to consider this opportunity. Join us in person or online for the auction.

A survey will be conducted to determine the final acreages

Nearly ½ of the soils are considered class 1, Norborne very fine sandy loam and Cotter silt loam

Deeded Acres: 144±
FSA Farmland Acres: 142.43±
Soil Types: Norborne very fine sandy loam, Cotter silt loam, Modale silt loam, Booker silty clay
Soil PI/NCCPI/CSR2: 55.45 NCCPI, much in the high 80's
CRP Acres/Payment: NA
Taxes: 900
Lease Status: Open Tenancy for 2026 crop year
Possession: At Closing
Survey Needed?: Yes. A survey has been ordered
Brief Legal: All That Part Of NW1/4 Lying N Of Norfolk Western R.R. Less R.O.W. For Atchinson Topeka & Santa Fe R.R. & Less County Road R.O.W. of S11, T51N, R27W
PIDs: 15-01-11-00-000-003.000
Lat/Lon: 39.2461, -93.9045
Zip Code: 64036

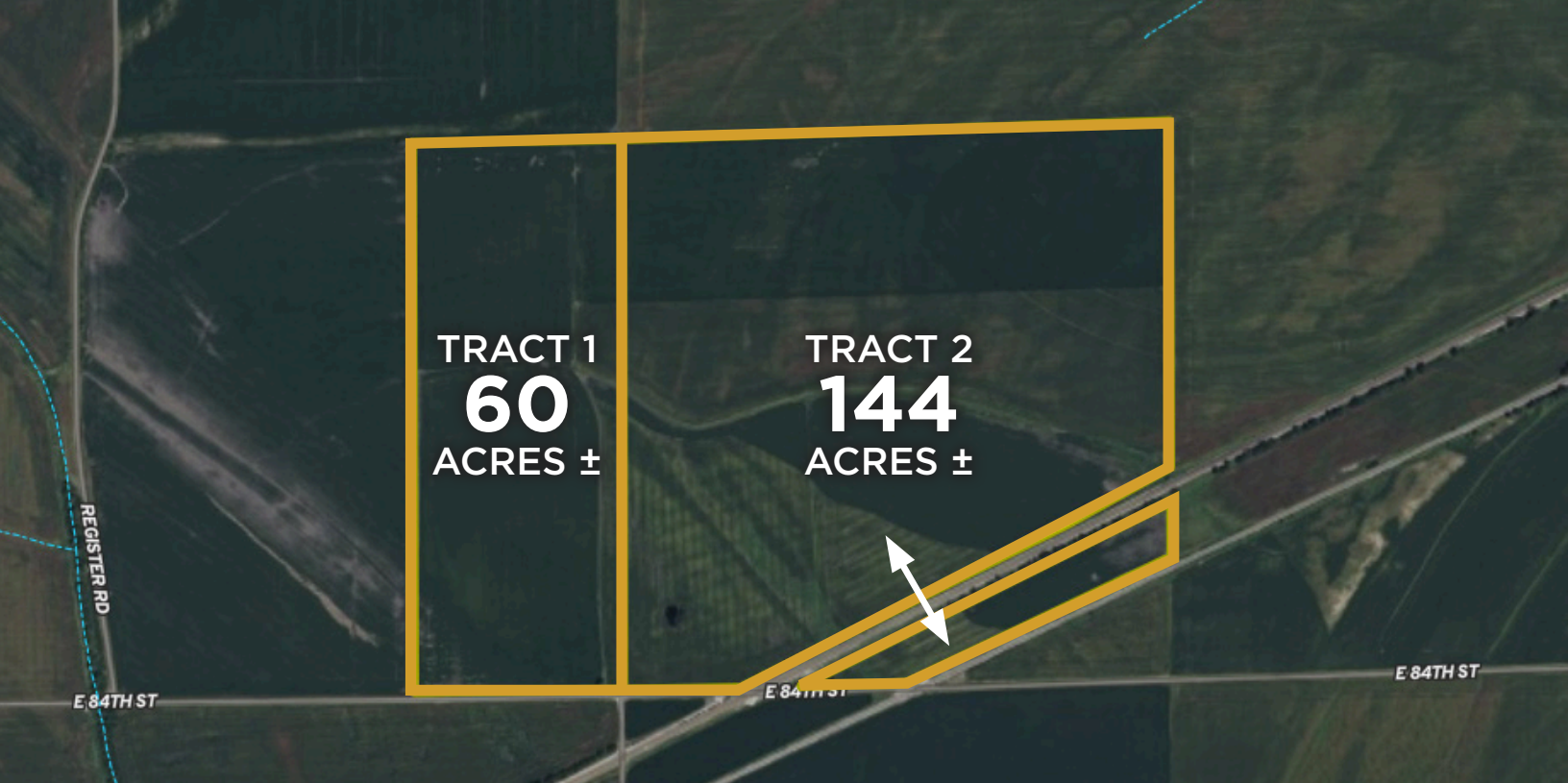
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TRAVIS HEMAN, AGENT: 816.529.7704 | travis.heman@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 | Travis Heman, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 816.529.7704 | Cody Lowderman, MO Auctioneer License 11037



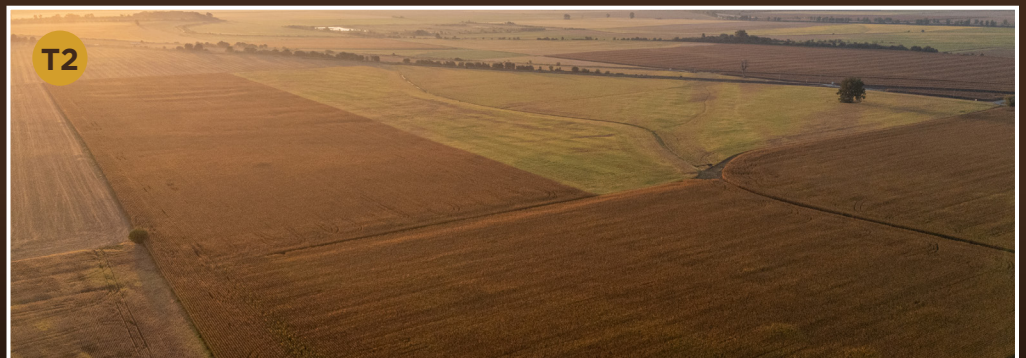
204 AC± | 2 TRACTS | RAY CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/25/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: AMERICAN LEGION

312 CLARK ST, RICHMOND, MO 64085



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TRAVIS HEMAN, AGENT: 816.529.7704 | travis.heman@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 Glzdic, Director, Ranch & Farm Auctions, 217.299.0332 | Travis Heman, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 816.529.7704 | Cody Lowderman, MO Auctioneer License 11037