

LAND AUCTION



259 AC± | 4 TRACTS | DAVIESS CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/10/26 AUCTION TIME: 11 AM CT

AUCTION HELD AT: DAVIESS COUNTY LIBRARY, 306 W GRAND ST, GALLATIN, MO 64640

CALL UTECHT LAND TEAM FOR A SCHEDULED VIEWING

The Clevenger Farms are a group of highly tillable farms with quality soils and proven results. 259± total acres available with just over 213 total acres for tillable income. Each farm has road frontage for access and is located less than 1 hour from Kansas City, Missouri. Any or all of these farms will make a great addition to your current operation. If you're looking for a solid investment with high cash rents, these farms are currently leased at \$260/tillable acre. Farm Lease: The current farm lease may be continued by the new buyer or terminated at their discretion. If terminated, the buyer will only be responsible for reimbursing the tenant for any fertilizer or field work already applied.

TRACT 1 DESCRIPTION:

47.7± acres with 34± acres in tillable. Current cash rent is at \$260/tillable acre, equaling \$8840 annual income. Excellent Grand River bottomland soils with an NCCPI score of 70.9. Slope is 0-2%. Highway 13 and Highway 6 frontage for great access.

Farm Lease: The current farm lease may be continued by the new buyer or terminated at their discretion. If terminated, the buyer will only be responsible for reimbursing the tenant for any fertilizer or field work already applied.

Deeded Acres: 47.7±
FSA Farmland Acres: 41.39±
Soil Types: Zook silty clay loam, Wabash silty loam, Nodaway silt loam
Soil PI/NCCPI/CSR2: NCCPI 70.9
CRP Acres/Payment: No CRP
Taxes: \$230.97
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 47.7± acres pt NW ¼ NE ¼ and pt NE ¼ NW ¼ S16 T59N R27W Daviess Co MO
PIDs: 5511603, 15511602, 15511622, 15511602
Lat/Lon: 39.9293 -93.9396
Zip Code: 64640

TRACT 2 DESCRIPTION:

85± acres with 74.28± acres in tillable. Current cash rent is \$260/tillable acre, equaling an annual income of \$19,312.80. Grand River bottomland soils with tillable acres averaging a NCCPI score of 72.9. Slope is 0-2%. Access is via county road, just under ¾ mile off Highway 13 on the south end and ¼ mile off Highway 13 on the north end.

Farm Lease: The current farm lease may be continued by the new buyer or terminated at their discretion. If terminated, the buyer will only be responsible for reimbursing the tenant for any fertilizer or field work already applied.

Deeded Acres: 85±
FSA Farmland Acres: 74.28±
Soil Types: Zook silty clay loam, Zook silt loam, Nodaway silt loam, Armstrong loam
Soil PI/NCCPI/CSR2: NCCPI 72.9
CRP Acres/Payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 85± acres SE ¼ NW 1/4 and NE ¼ SW ¼ S9 T59N R27W Daviess Co MO
PIDs: Part of 15200902
Lat/Lon: 39.9419 -93.9429
Zip Code: 64640

TRACT 3 DESCRIPTION:

56.3± acres with 47.78± acres in tillable. Current cash rent is at \$260/tillable acre, equaling \$12,422.80 annual income. Highway 13 and Nickel Ave frontage. Beautiful lake on the property.

Farm Lease: The current farm lease may be continued by the new buyer or terminated at their discretion. If terminated, the buyer will only be responsible for reimbursing the tenant for any fertilizer or field work already applied.

Deeded Acres: 56.3±
FSA Farmland Acres: 47±
Soil Types: Greenton silt loam, Greenton silty clay loam,
Soil PI/NCCPI/CSR2: NCCPI 55.5
CRP Acres/Payment: No CRP
Taxes: \$84.81
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 70± acres part NW ¼ and pt NE ¼ S3 T59N R27W Daviess Co MO
PIDs: 15200303
Lat/Lon: 39.9482 -93.9383
Zip Code: 64640

TRACT 4 DESCRIPTION:

70± acres with 53 acres in tillable. Current cash rent for \$260/tillable acre equals \$13,780 annual income. Soils carry a NCCPI score of 76.8. Big Muddy Creek travels along the eastern boundary. Access is off Midway Ave, ¾ mile off Highway 13.

Farm Lease: The current farm lease may be continued by the new buyer or terminated at their discretion. If terminated, the buyer will only be responsible for reimbursing the tenant for any fertilizer or field work already applied.

Deeded Acres: 70
FSA Farmland Acres: 56.91
Soil Types: Zook silty clay loam, Zook silt loam, Nodaway silt loam, Greenton silt loam
Soil PI/NCCPI/CSR2: NCCPI 76.8
CRP Acres/Payment: No CRP
Taxes: \$208.35
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 56.3± acres pt W ½ SE ¼ S4 T59N R27W Daviess Co MO
PIDs: 15200406
Lat/Lon: 39.9543 -93.9226
Zip Code: 64640

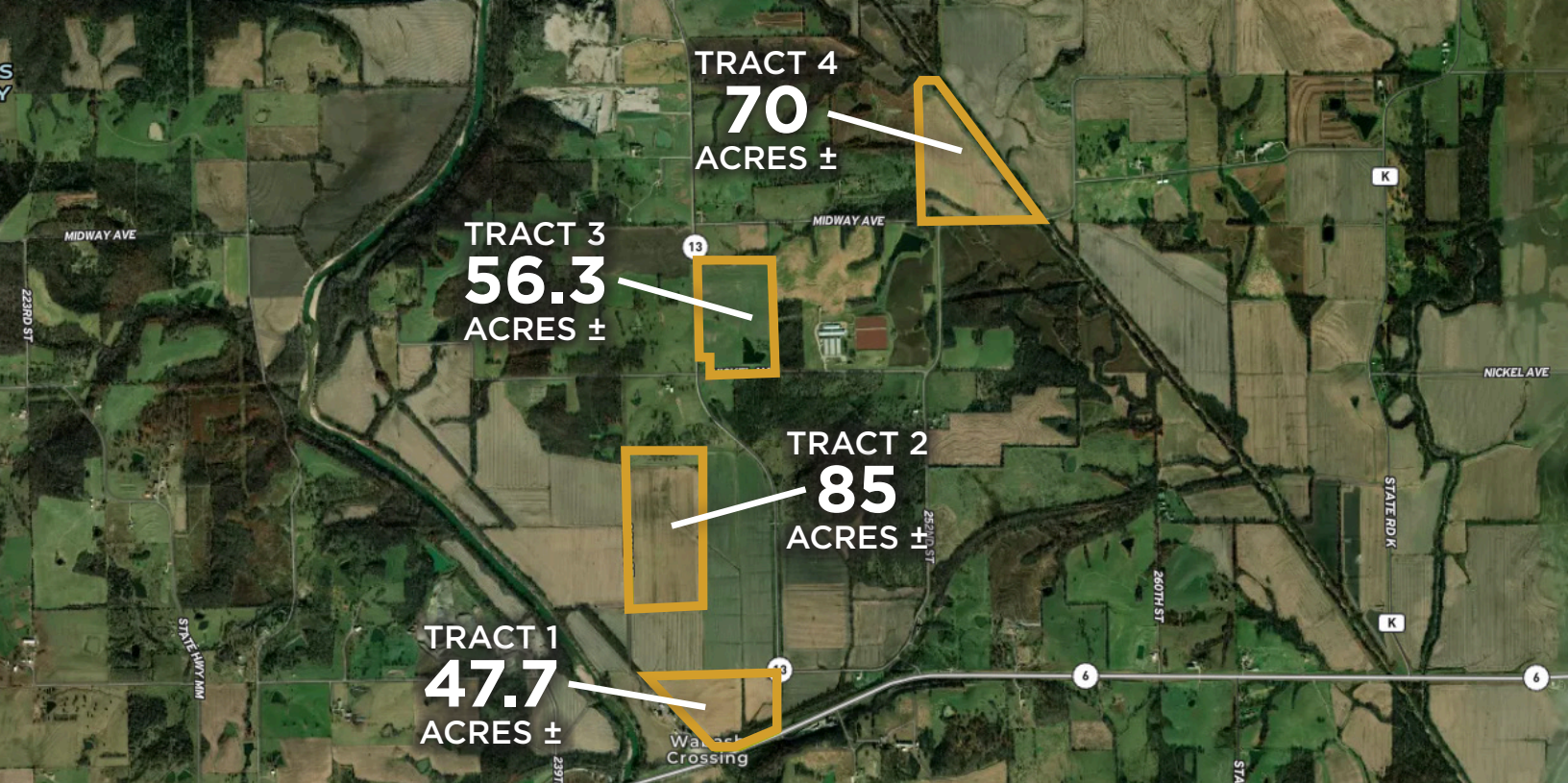
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

UTECHT LAND TEAM: 417.234.7654 | mike.harris@whitetailproperties.com

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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 | Brian W. Utecht, MO Land Specialist for Whitetail Properties Real Estate, LLC 417.766.5595 | Cody Lowderman, MO Auctioneer License, 11037



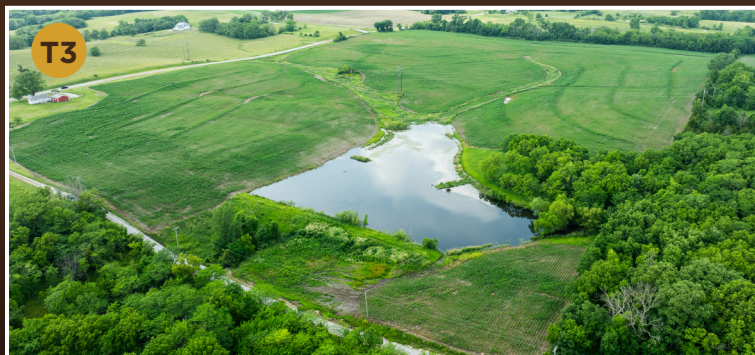
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