

LAND AUCTION



161.7 AC± | 1 TRACT | LINN CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/9/26 **AUCTION TIME:** 11 AM CT
AUCTION HELD AT: LAVON BURRIS COMMUNITY CENTER
#1 CENTER DR, BROOKFIELD, MO 64628

TRACT 1 DESCRIPTION:

Ranch and Farm Auctions and Whitetail Properties Real Estate are proud to present this highly productive 161.7± acre tillable tract located just north of Brookfield, Missouri. The property lies west of M Highway and along the south side of Hacker Road, offering excellent access and a strong agricultural layout.

Approximately 135± acres consist of highly productive bottom ground that has previously been rented for \$250 per acre. The farm features a desirable mix of soil types, with the majority being Zook silty clay loam, Vesser silt loam, and Blackoar silt loam—well known for their productivity.

The property will be open for the 2026 crop year, providing an excellent opportunity for owner-operators or investors alike. It has been well cared for and maintained, featuring a newer crossing and well-maintained drainage ditches.

Additional highlights include convenient access from the north via Hacker Road and Locust Creek running through the center of the farm, adding both functionality and character to this quality tillable tract.

Deeded Acres:	161.7±
FSA Farmland Acres:	135± per seller
Soil Types:	Zook Silky Clay Loam, Vesser Silt Loam and Blackoar Silt Loam
Soil PI/NCCPI/CSR2:	82.2 NCCPI
CRP Acres/Payment:	No CRP
Taxes:	\$674.99
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:	161.7± acres pt NW ¼, pt NE ¼ S12 T58N R20W Linn Co MO
PIDs:	13-01-12-000-000-001.00
Lat/Lon:	39.8668, -93.08445
Zip Code:	63461



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

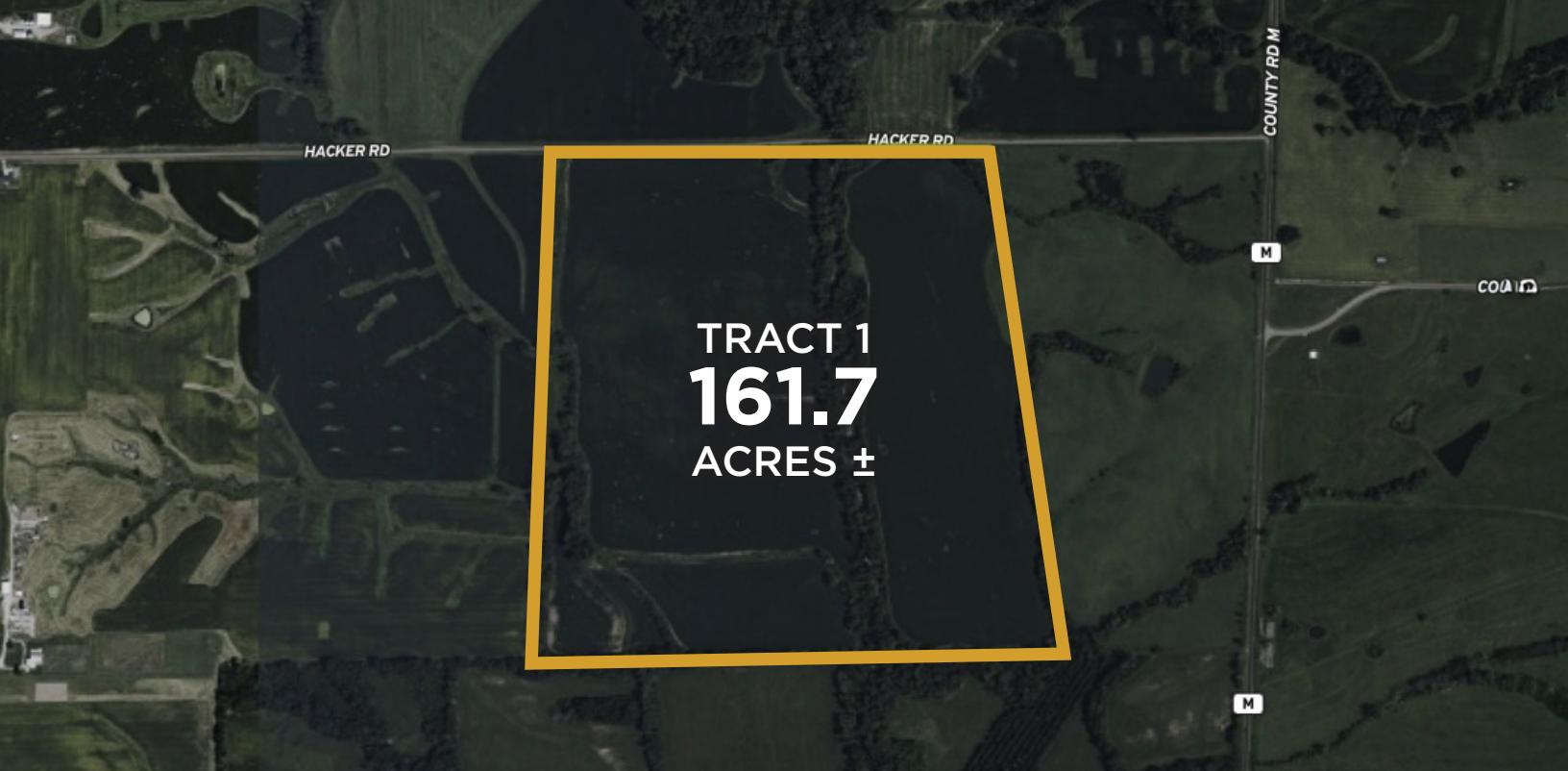
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gidic, 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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