

LAND AUCTION



133.1 AC± | 1 TRACT | JASPER CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/16/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: 100 GRAND EVENT CENTER

100 EAST GRAND AVE, JASPER, MO 64755

PROPERTY PREVIEW: 3/7/26 | 10 AM - 3 PM AT COUNTY ROAD 170 AND H HIGHWAY JASPER, MO 64755

Ranch and Farm Auctions and Whitetail Properties Real Estate are proud to present this highly productive 133.1± acre row-crop farm located approximately 2.25 miles west of Jasper, Missouri. The property lies south of Highway H along the east side of County Road 170, providing excellent access for modern equipment and efficient field operations. Approximately 112.5± acres, or 84.5% of the tract, are tillable and consist primarily of Class II Maplegrove silt loam soils, recognized for strong yield potential, favorable moisture retention, and long-term productivity. The tillable acres are arranged in a clean, workable configuration that minimizes non-productive ground and supports efficient planting, spraying, and harvest. The remaining 14± acres include a timber-lined, all-weather creek and a small timbered area in the southeast corner, contributing to natural drainage and well-defined field edges without materially impacting farm ability. A portion of the southeast boundary includes the North Fork of the Spring River, which serves as a permanent natural boundary and offers potential future irrigation advantages. The presence of a dependable surface water feature enhances long-term production flexibility and adds strategic value for operators seeking to manage weather variability and optimize yields. A separate 2± acre cemetery parcel, not included in the auction acreage, is accessed via a graveled right-of-way from County Road 170 and remains isolated from primary field operations. This tract is particularly attractive to neighboring farmers due to its high tillable percentage, straightforward field layout, and road frontage that allows easy integration into existing operations. The proximity to surrounding cropland reduces transit time, improves equipment efficiency, and enhances economies of scale, while the quality soils and clean boundaries allow an operator to pick up acres that can be farmed immediately without transitional costs or management inefficiencies. From an investment perspective, these same characteristics support strong local demand for cash-rent arrangements, providing predictable annual income with minimal owner involvement. In addition, the farm's size, soil quality, and location within an established agricultural corridor make it well-suited for agricultural investment funds and portfolio buyers seeking durable assets that emphasize income stability, operational simplicity, and long-term land value appreciation.



Deeded acres:	133.1 per the survey to the center of the road.
FSA Farmland Acres:	112.48
Soil Types:	Maplegrove Silt Loam, Verdigris Silt Loam, Bearhicket Silt Loam, Carl Silty Loam, Hepler Silt Loam
Soil PI/NCCPI/CSR2:	73.38 NCCPI
CRP Acres/payment:	No CRP
Taxes:	\$368.40
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession at close
Survey needed?:	Has been completed
Brief Legal:	133.1± acres located pt W 1/2 NW 1/4 and N 1/2 NW 1/4 SW 1/4 S21 T30N R31W Jasper Co MO
PIDs:	PID 03-5.0-21-00-000-004.002
Lat/Lon:	Lat 37.3406 Lon -94.3569
Zip Code:	64755

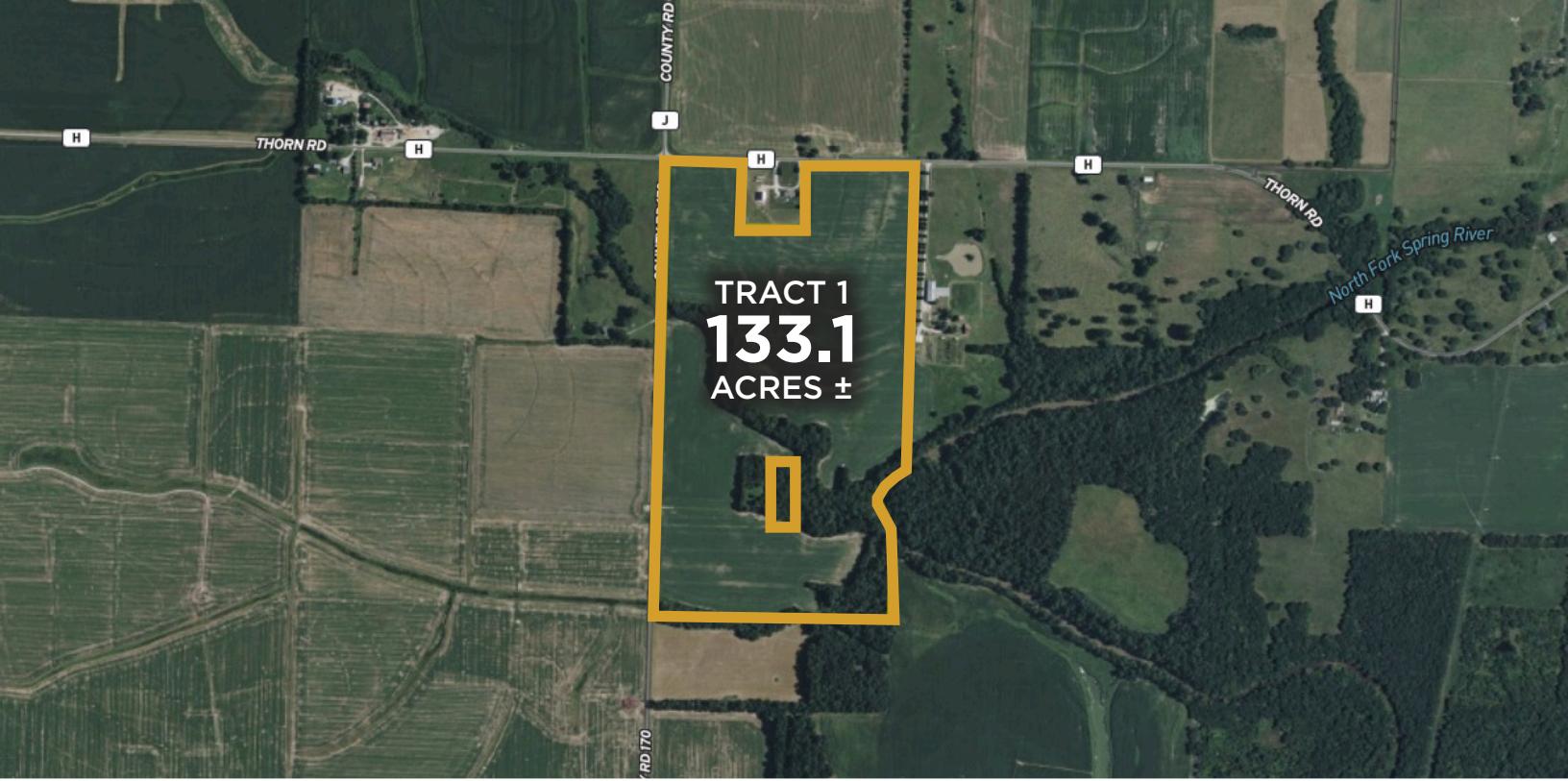
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (C000001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gzdic, 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



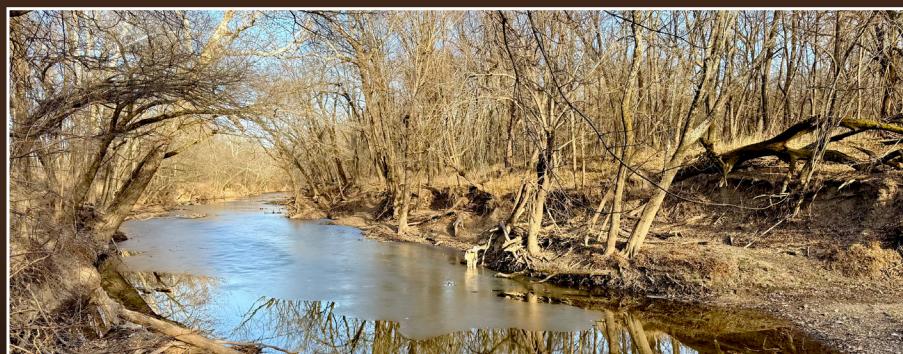
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