

LAND AUCTION



ABSOLUTE AUCTION

69 AC± | 1 TRACT | DAVIESS CO, MO

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/22/22 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: SPILLMAN EVENT CENTER
308 S BROADWAY | JAMESPORT, MO 64648**

This well-rounded farm offers something for everyone and is less than a 7-mile drive to historic Jamesport. There are several buildings that the current owner constructed from reclaimed materials including sheds, barns, and a rustic off-grid cabin. There is also a nice 30x90' +/- machine shed. The center portion of the shed is insulated, heated by a wood stove, and features an oil-changing pit. Just east of the shed, an area just < 1 acre has been fenced off as an orchard with several varieties of pear and apple trees. The current owner has farmed 21 +/- tillable acres in a corn and soybean rotation, with another 11 +/- acres of good dirt that lays very well and could be converted to crop production. The rest of the farm is fenced for pasture including mostly open grassland, some timbered draws, 2 ponds, a seasonal creek, and an old hand-dug well.



TRACT 1: 69 +/- ACRES

Tract #: 1

Deeded acres: 69

FSA Farmland Acres: 68.97

DCP Cropland Acres: 57.82

Soil Types: Lamoni loam, Grundy silt loam, Zook silty clay loam

Soil PI/NCCPI/CSR2: 69.3 NCCPI

Base acres and Yield: Wheat: 21.8 with a 40 PLC Yield

Soybeans: 4.6 with a 19 PLC Yield

Taxes: 272.11

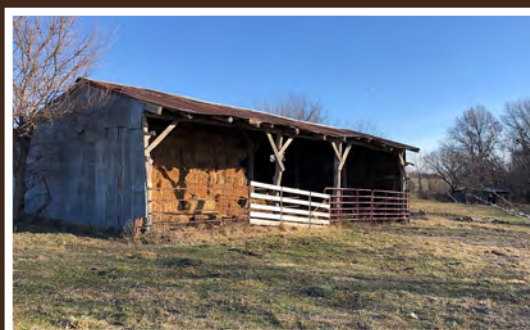
Lease Status: Open Tenancy for 2022

Possession: Immediate possession

Survey needed?: No survey needed

PIDs: 16-4.2-19-04

Lat/Lon: 39.9061 -93.8674



RANCH & FARM AUCTIONS, LLC | JASON PATTERSON, AGENT: 816.824.6282
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RANCHANDFARMAUCTIONS.COM

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

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