

RANCH & FARM AUCTIONS LLC

INTRODUCTION

DAVIESS CO, MO 69+/- ACRES

AUCTION DETAILS

- **DATE/TIME:** 1/22/22 AT 10:00 AM
- **AUCTION TYPE:** LIVE AND ONLINE
- **AUCTION LOCATION:** SPILLMAN EVENT CENTER
308 S BROADWAY
JAMESPORT, MO 64648

PROPERTY DETAILS

- **TOTAL ACRES:** 69+/- ACRES OFFERED IN 1 TRACT
- **SELLER:** DEFOUW



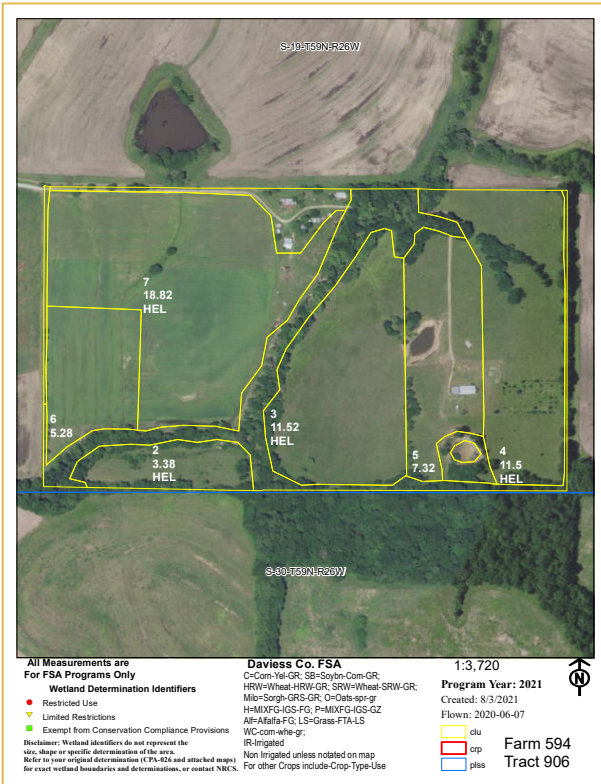
ENTIRE FARM DESCRIPTION

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.

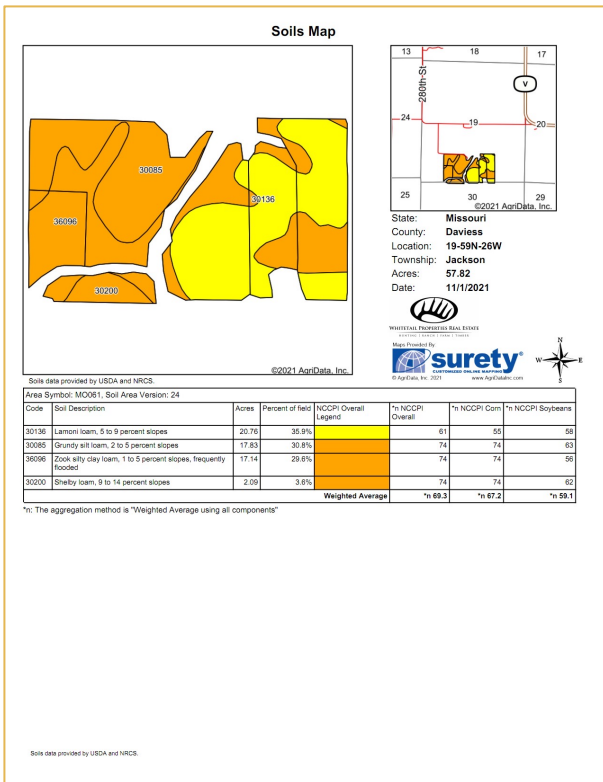


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FSA 1 INFO



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 NCCPI:	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:	At closing
SURVEY NEEDED?:	No survey needed
BRIEF LEGAL:	S19 T59N R26W
LAT/LON:	39.9061 -93.8674



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/DIVERSE-](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/DIVERSE-FARM-NEAR-JAMESPORT)

[FARM-NEAR-JAMESPORT](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/DIVERSE-FARM-NEAR-JAMESPORT)

**FOR MORE INFORMATION
CALL TEXT OR EMAIL:**



YOUR LOCAL LAND SPECIALIST

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