



# LAND AUCTION



LAND FOR SALE

# LANDGUYS



## 675.72 AC± | 1 TRACT | CLARK CO, MO

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 3/22/23 | **AUCTION TIME:** 10:00 AM

**AUCTION LOCATION:** C.A.R.E. BUILDING  
451 N VINE ST | KAHOKA, MO 63445

### Selling with open tenancy for 2023!!

Don't miss your opportunity to purchase this highly productive large farm located just a mile North of Kahoka Mo. This highly productive irrigated tillable farm features a state of the art irrigation system with water supplied from a consumptive use permit to pull water from the bordering Fox River. GPS controlled Reinke Pivots on this property have the full ability to be remotely monitored and controlled. Farm also has over 200 acres of pattern tiling in place. This is a highly productive farm with 615.87 Cropland acres in the 675.72 deeded acres. The advanced irrigation system protects your investment and crops and consistently produces some of the best row crops in the region. See the Crop Insurance Report for more information on Revenue protection guarantees. This farm is colisted with LandGuys, LLC.



### IRRIGATION INFORMATION:

Irrigation systems were installed in 2014 and 2015 including 2-5 tower pivots, 1-6 tower pivot, 1-7 tower pivot and 1-10 tower pivot with SAC. (Swing arm corner)

Systems are state of the art Reinke center pivots with GPS control and can be remotely monitored and controlled.

Water supplied to the center pivots is pulled from the Fox River into two separate holding lakes.

There are two pumping sites, a small pond that has 60 hp submersible pump, with recharge coming from the Fox river, that has installed a 15 hp submersible pump on a skid that recharges the pond at the rate of 500 gpm.

The second site is a 8+ acre lake that has two wet wells and two variable frequency pump stations that are 100 hp each, with a flow of 1250 gpm @ 130 psi

### TRACT 1: 675.72 ± ACRES

**Deeded acres:** 675.72 surveyed acres

**DCP Cropland Acres:** 615.87

**Soil Types:** Armstrong loam, Adco silt loam, Weller silt loam, Leonard silt loam

**Soil PI/NCCPI/CSR2:** 61.8 NCCPI average

**CRP Acres/payment:** No CRP

**Taxes:** \$1920.00

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession subject to current tenants rights for 2022

**Survey needed?:** No survey needed

**Brief Legal:** S5 S7 S8 T65N R7W Clark Co, MO

**PIDs:** 1-10-03-05-00-00-002.00, 1-10-03-07-00-00-001.00, 1-10-03-08-00-00-002.00

**Lat/Lon:** 40.4236, -91.6891

per each, this lake has 60 hp submersible pump on a skid that pumps water from the fox river at the rate of 1600 gpm into the lake.

Owners have possession of a consumptive use permit to allow the water to be supplied from the Fox River that will transfer to a new owner.

### IMPROVEMENTS:

Farm has approximately 169 acres that is pattern tiled on 20' centers and well as approximately 35 acres pattern tiled on 40' centers

One Machine shed/ building built in 2008, 60' x 90'

Another building on site that is 40' x 100', a new roof on it in 2015 this building features approximately 1200 sq ft of living space finished out in 2013, two bedrooms with full bath w/showers, washer, dryer, central air & heat, plus wifi.



**WHITETAIL PROPERTIES REAL ESTATE, LLC - JEFF PROPST, AGENT 636-209-0362**  
**LANDGUYS, LLC - TOBY STAY, AGENT 217-257-6096**

## RANCHANDFARMAUCTIONS.COM

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