

# LAND AUCTION



**164.3 AC± | 1 TRACT | GRUNDY CO, MO**

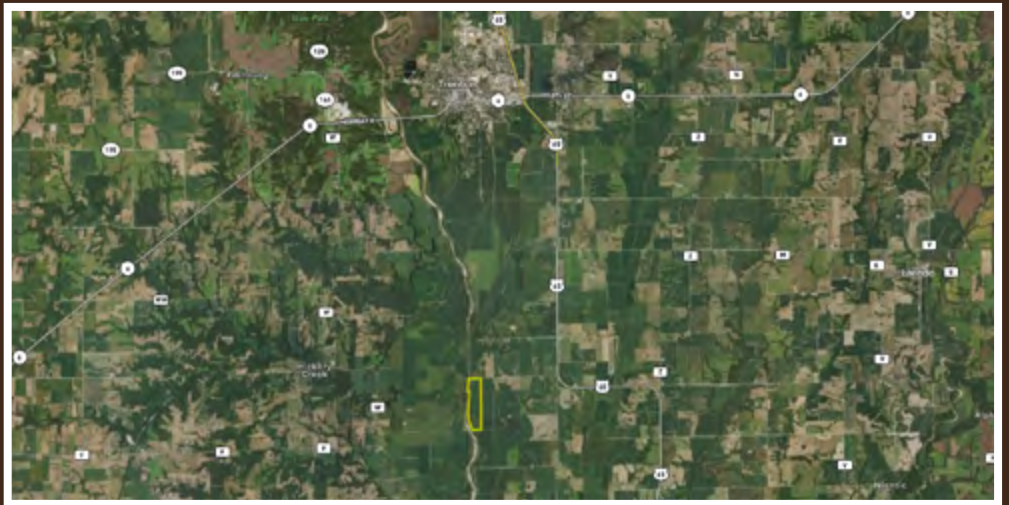
## AUCTION:

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

**AUCTION DATE:** 12/15/2021 | **AUCTION TIME:** 5:30 PM

**AUCTION LOCATION:** KETCHAM COMMUNITY CENTER  
1322 MABLE ST. | TRENTON, MO 64683

High quality Thompson River bottom row crop farm. 95.61 FSA tillable acres of high yielding soils boast an outstanding NCCPI average of 85.3 on 0-2% slopes. The balance of the farm is timber, including abundant marketable softwood trees such as cottonwood and maple. With frontage along the Thompson River, the farm also offers excellent recreational opportunities for deer, turkeys, waterfowl, and fishing. Recreational leases in the area commonly bring \$20 or more per acre, which could be a significant contributor to ROI.



### TRACT 1: 164.3 +/- ACRES

Deeded acres: 164.3 Taxable Acres

FSA Farmland Acres: 135.29 acres

DCP Cropland Acres: 95.61 DCP acres

Soil Types: Nodaway silt loam, Humeston silt loam

Soil PI/NCCPI/CSR2: 85.3 NCCPI

Base acres and Yield: Corn base acres 48.10/PLC Yield 115, Soybean base acres 47.50/PLC Yield 34

CRP Acres/payment: none

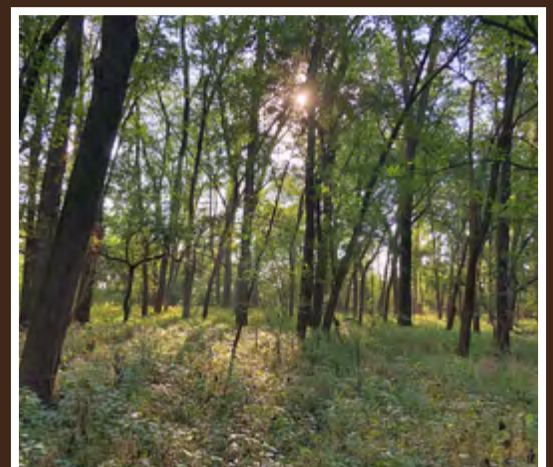
Taxes: \$1156.16

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession

Survey needed?: No survey needed

Brief Legal: S28 T60N R24W in Grundy Co, MO



**RANCH & FARM AUCTIONS, LLC | JASON PATTERSON, AGENT: 816.824.6282**  
[Jason.Patterson@whitetailproperties.com](mailto:Jason.Patterson@whitetailproperties.com)

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GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jefferson Kirk Gilbert, MO Broker for Whitetail Properties Real Estate, LLC, MO Lic 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
Jason Patterson, MO Land Specialist for Whitetail Properties Real Estate, LLC 816-824-6282 | Cody Lowderman, MO Auctioneer License 11037