

# RANCH & FARM AUCTIONS LLC

## INTRODUCTION

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### PIKE CO, MO 2350+/- ACRES OFFERED IN 10 TRACTS FORMER HOLCIM/STRW PROPERTY

RANCH & FARM AUCTIONS AND WHITETAIL PROPERTIES REAL ESTATE ARE PROUD TO PRESENT THIS ABSOLUTELY STUNNING AND LARGE TRACT OF PRIZED REAL ESTATE LOCATED JUST NORTH OF CLARKSVILLE, MO!

A ONCE IN A GENERATION OPPORTUNITY. THAT IS THE BEST WAY TO DESCRIBE THIS SALE OF THIS LEGENDARY PROPERTY. APPROXIMATELY 2350 ACRES OF THE FORMER HOLCIM/STRW PROPERTY WILL BE OFFERED FOR THE FIRST TIME IN A GENERATION BY PUBLIC AUCTION. ANYONE WHO HAS DRIVEN THRU EASTERN PIKE CO, MO ON ROUTE 79 OR ROUTE N HAS BEEN FASCINATED BY AND HAD A DESIRE TO FARM, HUNT, FISH OR OWN A PIECE OF THIS INCREDIBLY DIVERSE PROPERTY. WE ARE PLEASED TO BE OFFERING THIS PROPERTY IN 10 TRACTS RANGING FROM 27 TO 722 ACRES. THIS IS ONE OF THE MOST DESIRABLE AND DIVERSE PROPERTIES ON THE MARKET TODAY AND WILL HAVE SOMETHING FOR EVERYONE.

THE PROPERTY BOASTS NEARLY 700 ACRES OF PRODUCTIVE TILLABLE LAND, 100 PLUS ACRES OF GRASS/HAY, MULTIPLE STOCKED PONDS, 2 LARGE LAKES OF 67 AND 17 ACRES, LARGE HARDWOOD TRACTS WITH A TRAIL SYSTEM AND RUGGED TIMBERED DRAWS. THIS AUCTION HAS TRACTS THAT WILL APPEAL TO INVESTORS, FARMERS, TROPHY WHITETAIL HUNTERS, WATERFOWL HUNTERS, FISHERMAN, AND OUTDOORSMEN. THERE ARE ENDLESS OPPORTUNITIES FOR SCENIC BUILDING SITES FOR THOSE WISHING TO BUILD A LODGE, HOME OR CABIN AWAY FROM THEIR BUSY LIVES.

OVER THE LAST SEVERAL YEARS THERE HAS BEEN NEARLY ZERO HUNTING PRESSURE AND THANKS TO THE INCREDIBLE GENETICS FOUND IN THE MISSISSIPPI RIVER VALLEY THESE TRACTS CAN BE CONSISTENT PRODUCERS OF MONSTER WORLD CLASS WHITETAILS.

THE TILLABLE ACRES CONSIST OF MAINLY WINFIELD SILT LOAM AND WAKENDA SILT LOAM SOILS, 2-5% SLOPES WITH AVERAGE NCCPI RATINGS FROM 75 TO 88.



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## HIGHLIGHTS

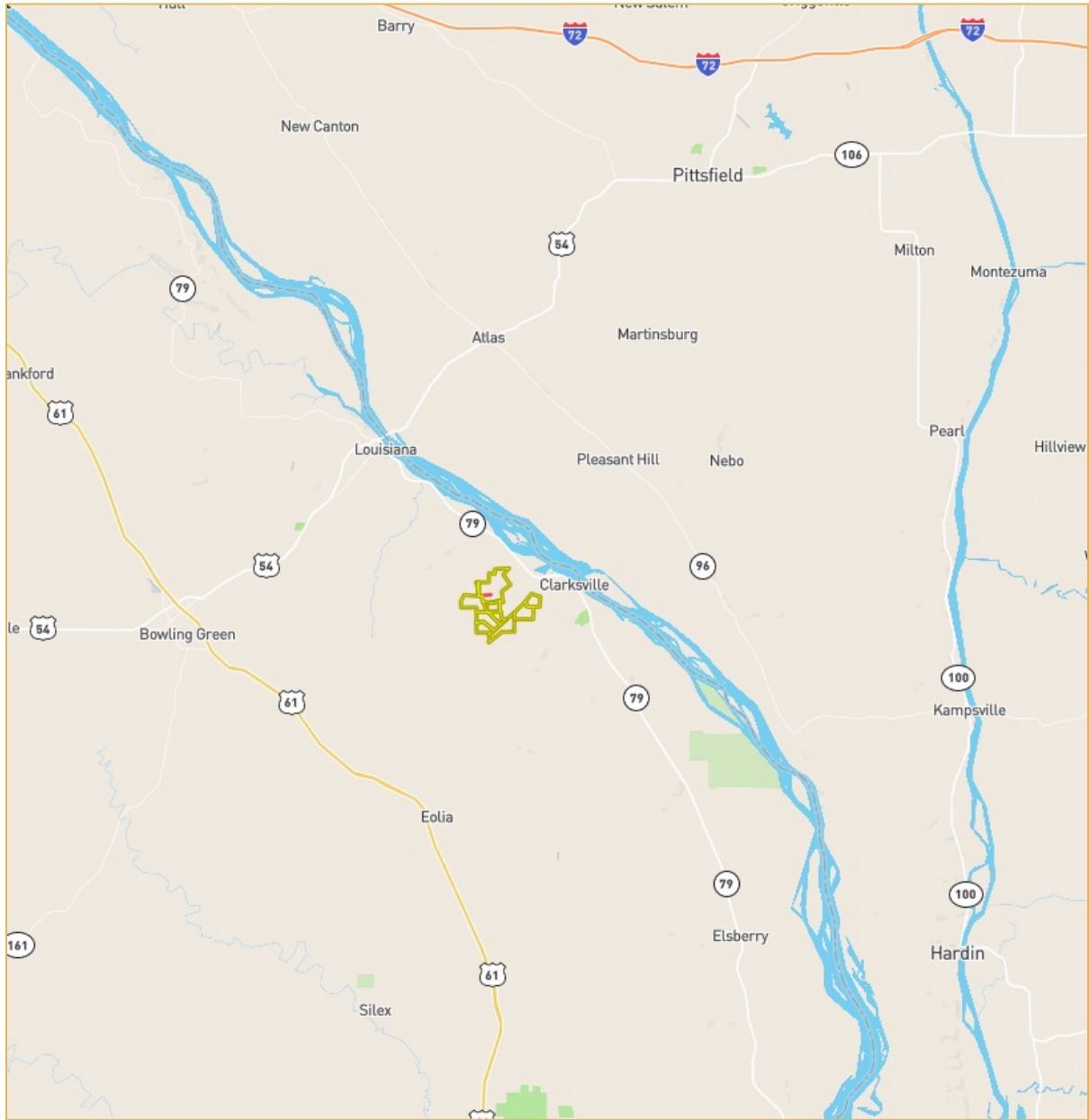
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- APPROXIMATELY 2350 TOTAL ACRES
- NEARLY 700 ACRES TILLABLE
- OVER 100 ACRES IN GRASS AND HAY
- MULTIPLE PONDS
- 3 LARGE STOCKED PONDS OF 67 ACRES, 20 ACRES, AND 7 ACRES
- BEING OFFERED IN 10 TRACTS RANGING FROM 27 ACRES TO 722 ACRES
- INCREDIBLE VIEWS FROM MULTIPLE PARTS OF THE PROPERTY
- DOZENS OF GREAT BUILDING SPOTS
- SEVERAL BREATHTAKING VIEWS THAT WOULD BE IDEAL TO BUILD A HOME OR LODGE
- MATURE HARDWOOD TIMBER WITH GOOD TRAILS TO GET AROUND
- INCREDIBLE TROPHY WHITETAIL GENETICS WITH FANTASTIC AGE STRUCTURE
- FIRST TIME BEING OFFERED TO THE PUBLIC IN DECADES
- SHORT DRIVES FROM ST LOUIS AND HANNIBAL, MO
- LOCATED ¾ MILE WEST OF THE MISSISSIPPI RIVER
- GREAT DEER, TURKEY, WATERFOWL HUNTING
- MULTIPLE POINTS OF ACCESS WITH BLACKTOP AND GRAVEL ROAD FRONTAGE



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## LOCATION MAP



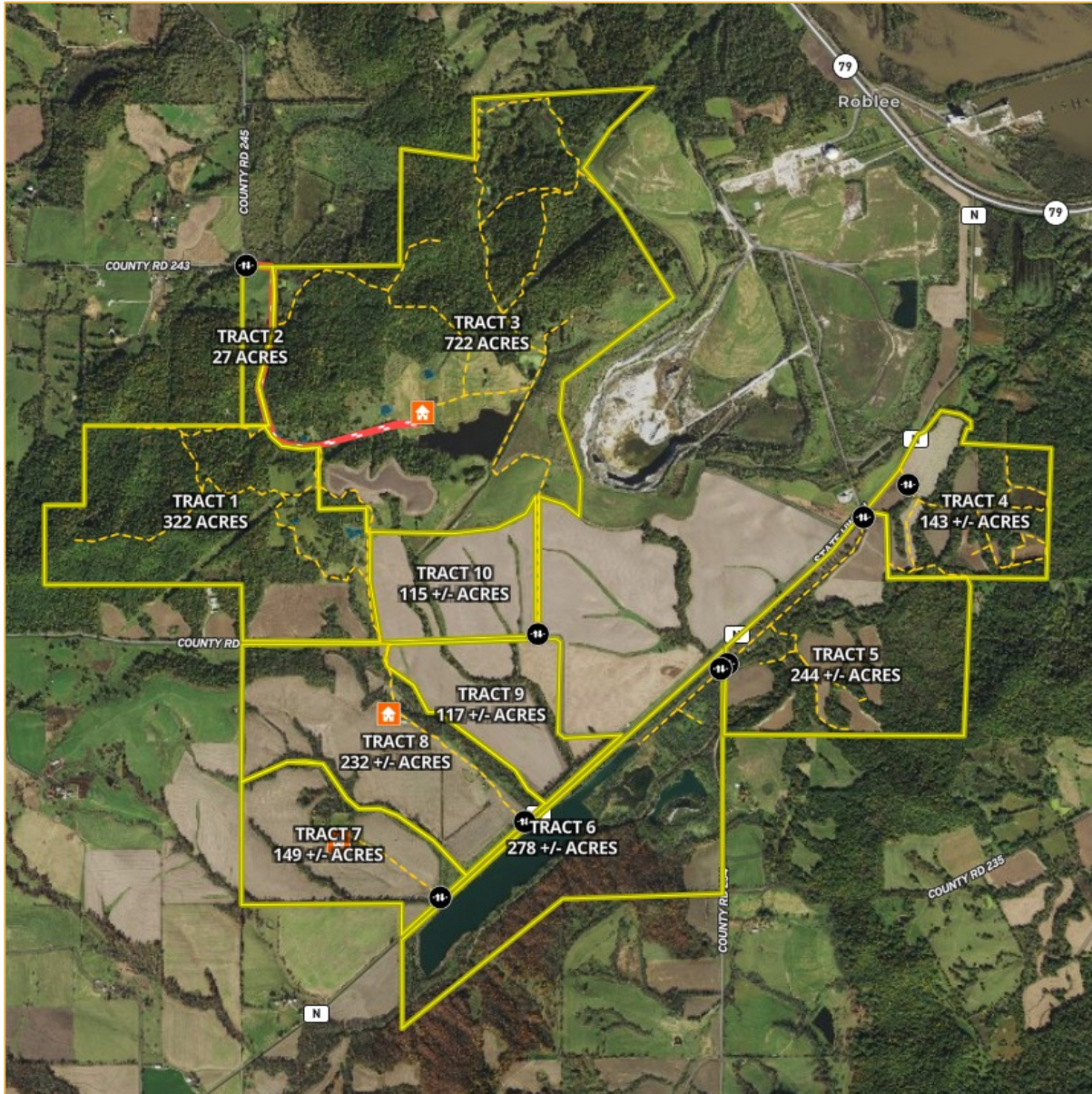
### DIRECTIONS

- LOCATED JUST OVER AN HOUR NORTH FROM ST LOUIS LAMBERT INTERNATIONAL AIRPORT
- LOCATED 50 MINUTES SOUTH OF HANNIBAL, MO
- TAKE ROUTE 79 FROM NORTH OR SOUTH. TURN WEST ON STATE HWY N JUST NORTH OF CLARKSVILLE, MO
- EASY ACCESS FROM RT 61 AS WELL. TAKE STATE HWY D NORTH FROM RT 61 TO STATE ROUTE N AND TURN EAST



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## AERIAL





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## MAPRIGHT LINKS

### MAP LINK WITH PANORAMIC PHOTOS

[HTTPS://WTP.MAPRIGHT.COM/RANCHING/MAPS/6F07497239FFA78A2108ECCAA3EB3D9D/SHARE](https://wtp.mapright.com/ranching/maps/6f07497239ffa78a2108eccaa3eb3d9d/share)

PANO VIEWS SHOW DRONE PHOTOS STITCHED TOGETHER TO GIVE YOU A REAL FEEL FOR THE SURROUNDING AREA

### MAP LINK WITHOUT PANORAMIC PHOTOS

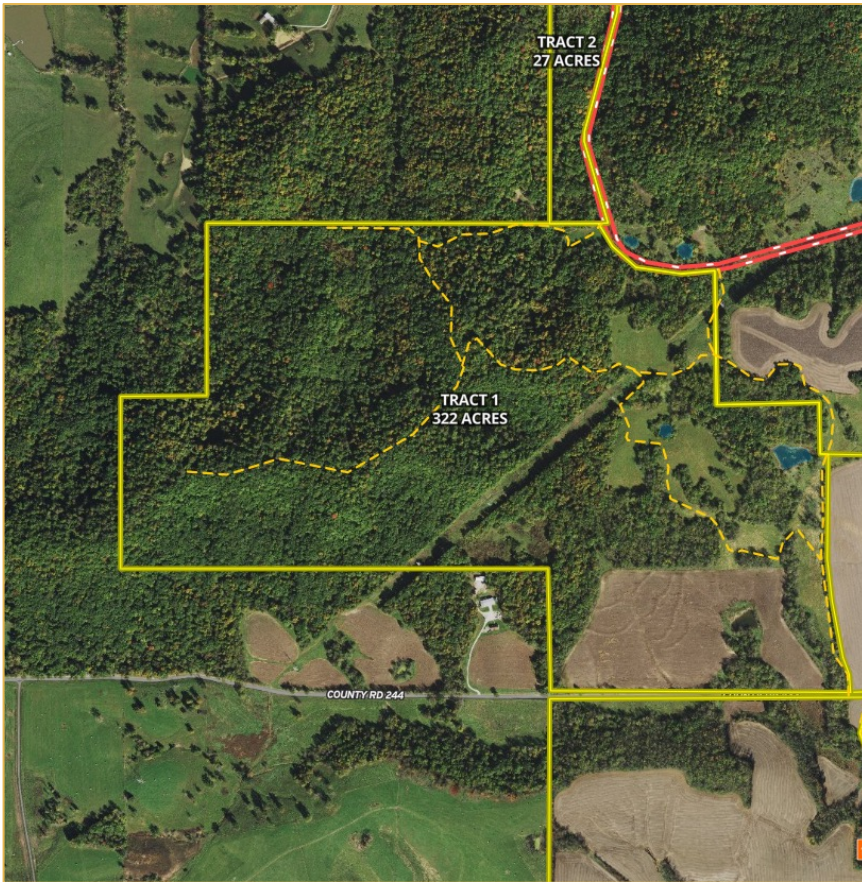
[HTTPS://WTP.MAPRIGHT.COM/RANCHING/MAPS/6ACEFA7D3BF74A46128C9D46A4EBF9B8/SHARE](https://wtp.mapright.com/ranching/maps/6acefa7d3bf74a46128c9d46a4ebf9b8/share)

THE INTERACTIVE MAPS ALLOW YOU TO TURN OFF AND ON MULTIPLE LAYERS TO VIEW SEVERAL PROPERTY FEATURES.



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## TRACT 1



### DETAILS

- 34 ACRES TILLABLE/30 IN GRASS AND HAY FIELDS THAT CAN BE TILLABLE OR FOOD PLOTS
- ACCESS FROM THE SOUTH
- TRAILS THRU THE MATURE HARDWOOD RIDGES AND VALLEYS
- INCREDIBLE HUNTING
- SCENIC BUILDING SITES
- MULTIPLE SMALLER PONDS

### TRACT 1: 322+/- ACRES

LOCATED JUST NORTH OF CLARKSVILLE, LAYS THIS FANTASTIC HUNTING TRACT THAT HAS EXPERIENCED HARDLY ANY HUNTING PRESSURE OVER THE LAST DECADE. IT HAS AN AWESOME MIX OF HABITAT FEATURING BIG TIMBER, HAY FIELDS, ROW CROPS, AND PONDS. GENTLY ROLLING TERRAIN ON THE SOUTH AND EAST SIDES THAT LEAD INTO BIG RIDGES ON THE NORTH AND WEST ENDS MAKE FOR A NICE VARIATION OF TERRAIN. THERE'S 34 ACRES OF TILLABLE CURRENTLY IN BEAN/CORN PRODUCTION, AND AN ADDITIONAL 30 ACRES OF MULTIPLE SMALL FIELDS CONSISTING OF HAY/GRASS THAT COULD BE ADDITIONAL TILLABLE ACRES OR TREMENDOUS FOOD PLOTS. THE LARGE STAND OF MATURE TIMBER HAS SEVERAL ROADS GOING THRU IT MAKING ACCESS TO ALL PARTS OF THE FARM VERY EASY. SEVERAL GREAT BUILDING SITES WITH ELECTRIC AT THE ROAD. THE DEER AND TURKEY NUMBERS HERE ARE QUITE ABUNDANT, AND THE DEER ARE HUGE. THERE IS PLENTY OF HOLDING POWER WITH ALL THE TIMBER AND PLENTY OF FOOD KEEPING THE DEER FAT AND HAPPY. FARMS OF THIS SIZE AND NATURE ARE HARD TO COME BY, ESPECIALLY IN THIS AREA. THIS VALLEY IS FAMOUS FOR TROPHY BUCKS AND THIS FARM IS NO EXCEPTION. ACCESS IS FROM THE SOUTH ON A WELL-MAINTAINED GRAVEL ROAD COUNTY RD 244.



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## TRACT 2



### DETAILS

- 9.75 ACRES IN GRASS/HAY
- BALANCE MATURE TIMBER
- GREAT BUILDING SITE
- ACCESS FROM THE NORTH FROM COUNTY ROAD 243

### TRACT 2: 27+/- ACRES

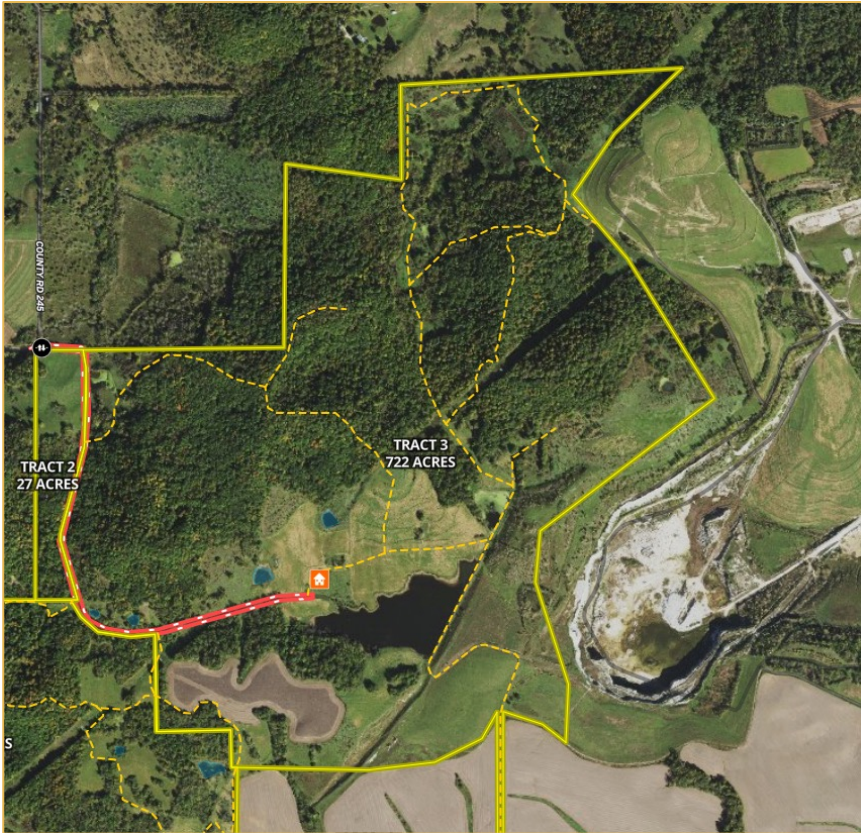
THE SMALL BUT ROBUST TRACT INCLUDES 9.75 TILLABLE CURRENTLY IN HAY AND GRASS AND THE BALANCE IN MATURE TIMBER. THERE IS A SMALL WATER HOLE IN THE CENTER OF THE TRACT THAT ATTRACTS ALL TYPES OF WILDLIFE. GENTLY ROLLING TERRAIN WOULD MAKE AN INCREDIBLY SCENIC HOMESITE AND THE HUNTING FOR A SMALL TRACT CAN BE FANTASTIC. ACCESS FROM THE NORTH WILL BE THRU A SHORT DEEDED EASEMENT FROM COUNTY ROAD 243.





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## TRACT 3



### DETAILS

- LARGER HARDWOOD TRACT
- CENTER PIECE IS THE 20+/- ACRE STOCKED POND IN A PICTURESQUE SETTING
- TILLABLE AND GRASS/HAY FIELDS.
- MULTIPLE SMALLER PONDS
- SUPER SECLUDED
- ACCESS FROM NORTH AND SOUTH
- INCREDIBLE DEER AND TURKEY HUNTING

### TRACT 3: 722+/- ACRES

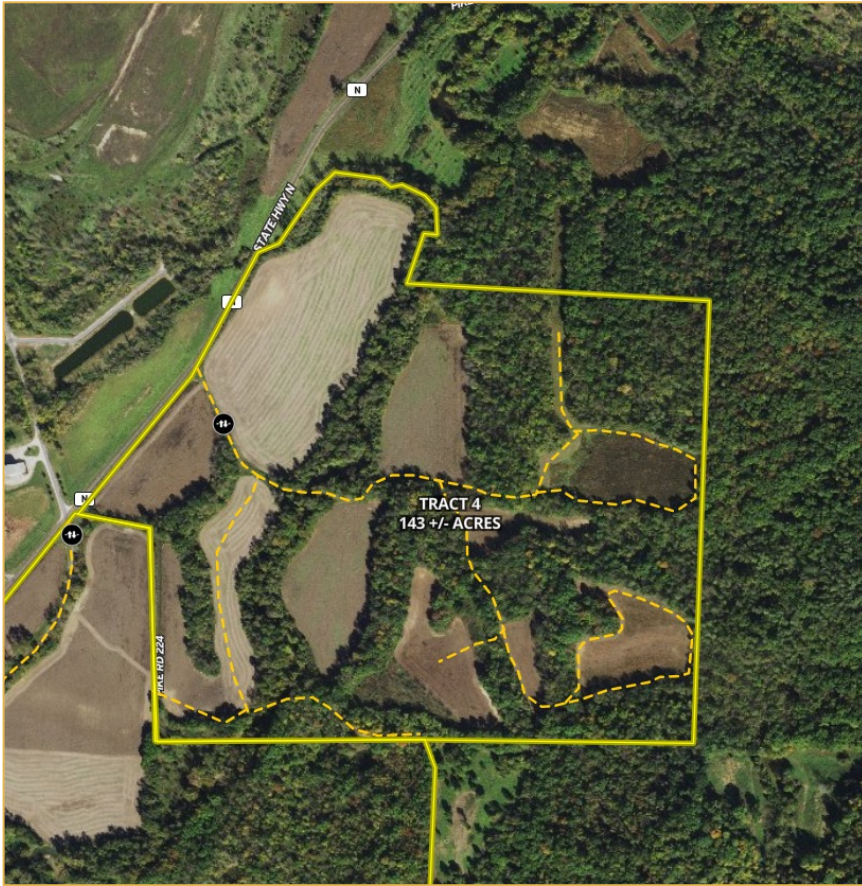
IF YOU ARE LOOKING FOR THE ULTIMATE RECREATIONAL PROPERTY, THEN YOU MUST TAKE A LOOK AT THIS SPECTACULAR OFFERING. LOCATED JUST NORTH OF CLARKSVILLE, THIS AMAZING FARM HAS IT ALL -- BIG TIMBER, FERTILE TILLABLE, TERRACED HAY FIELDS, AMAZING BUILDING SITES, STUNNING 360 DEGREE PANORAMIC VIEWS FROM HILLTOP VISTAS, AND A BEAUTIFUL 20 ACRE STOCKED LAKE AS THE CENTERPIECE OF THE PROPERTY. THE LAKE AND MULTIPLE PONDS ON THIS TRACT ARE FULL OF FISH AND ARE SURE TO BE A MAJOR ATTRACTION TO WATERFOWL. WHEN YOU VENTURE IN TO THE MAIN VALLEY YOU ARE CRADLED IN SECLUSION FROM THE REST OF THE WORLD. THE TIMBER IS BIG, WITH MILES OF TRAILS INTERTWINING ALL THROUGHOUT. NUMEROUS FOOD PLOT LOCATIONS ABOUND, WITH A "CHAIN" OF SMALLER HAY/BRUSH FIELDS THAT RUN UP THROUGH ONE OF THE VALLEYS. EACH OF THESE LITTLE FIELDS HAS GREAT FOOD PLOT POTENTIAL, ESPECIALLY WITH ALL THE LITTLE PONDS AND CREEKS SCATTERED THROUGHOUT. THE PROPERTY AND SURROUNDING AREA HAS HAD VERY LITTLE HUNTING PRESSURE OVER THE LAST DECADE AND THERE IS A TON OF DEER AND TURKEYS. THIS VALLEY IS FAMOUS FOR ITS TROPHY WHITETAIL GENETICS. MULTIPLE POINTS OF ACCESS FROM THE NORTH AND SOUTH IS A BONUS. EXCELLENT LOCATION FOR A CORPORATE RETREAT OR HUNTING CLUB. THIS IS TRULY PRIZED REAL ESTATE! THIS IS ONE OF THE MOST SCENIC PROPERTIES IN EASTERN MO. ACCESS WILL BE FROM THE NORTH FROM COUNTY RD 243 AND AN OWNED 33 FT ROAD FROM THE SOUTH OFF OF COUNTY RD 244.





# RANCH & FARM AUCTIONS LLC

## TRACT 4



### DETAILS

- 64 ACRES TILLABLE
- AVERAGE NCCPI 74.2
- BELKNAP SILT LOAM, WINFIELD SILT LOAM, MENFRO SILT LOAM SOILS
- GREAT COMBINATION FARM
- GREAT ACCESS FROM STATE RT N AND A GOOD INTERNAL TRAIL SYSTEM
- CALUMET CREEK RUNS THRU THE MIDDLE

### TRACT 4: 143+/- ACRES

THIS IS AN EXCELLENT COMBINATION FARM WITH 64 +/- ACRES TILLABLE IN MULTIPLE FIELDS AND AN AVERAGE NCCPI OF 74.2. LOCATED JUST NORTH OF CLARKSVILLE IN AN AREA WITH MINIMAL HUNTING PRESSURE, RECORD BOOK GENETICS, AND ABUNDANT TROPHY WHITETAILS. JUST ONE LOOK AT THE AERIAL MAP AND YOU KNOW IT'S A KEEPER! THERE ARE SEVERAL SLAM DUNK AREAS FOR FOOD PLOTS THAT CAN BE HUNTED ON MULTIPLE WIND DIRECTIONS THAT IS SURE TO SUCK DEER AND TURKEYS OUT OF ALL THE ADJOINING TIMBER. CALUMET CREEK RUNS THROUGH THE PROPERTY AND IS A CONSTANT WATER SOURCE FOR ALL THE WILDLIFE. THERE IS BLACKTOP FRONTAGE ON THE NORTH/WEST SIDE FROM STATE HIGHWAY N MAKES FOR EASY ACCESS, AND THERE IS ELECTRIC AT THE ROAD. A GOOD TRAIL SYSTEM ALLOWS YOU TO EASILY ACCESS ALL AREAS OF THIS TRACT. GREAT BUILDING SITES FOR A HOME, LODGE, OR BARN. IF YOU ARE LOOKING FOR A CONSISTENT PRODUCER OF GIANT WHITETAILS IN A HIGHLY DESIRED AREA, THEN LOOK NO FURTHER!



# RANCH & FARM AUCTIONS LLC

## TRACT 5



### DETAILS

- 81 ACRES TILLABLE
- AVERAGE NCCPI 76.1
- BELKNAP SILT LOAM, WINFIELD SILT LAM, MENFRO SILT LOAM SOILS
- GREAT COMBINATION FARM
- GREAT ACCESS FROM STATE RT N, COUNTY RD 234 AND A GOOD INTERNAL TRAIL SYSTEM
- CALUMET CREEK RUNS THRU THE MIDDLE

### TRACT 5: 244+/- ACRES

THIS IS A HIGHLY DESIRABLE FARM THAT IS LOCATED JUST NORTH OF CLARKSVILLE IN AN AREA WITH MINIMAL HUNTING PRESSURE, RECORD BOOK GENETICS, AND ABUNDANT TROPHY WHITETAILS. IT'S HARD TO FIND COMBINATION FARMS THIS SIZE, ESPECIALLY IN THIS PARTICULAR AREA. WITH 81+/- ACRES TILLABLE IN MULTIPLE SMALL FIELDS, AVERAGE NCCPI OF 76.1, THIS GEM CHECKS THE BOXES FOR OUTSTANDING HUNTING AND INCOME. THE SMALL FIELDS MAKE FOR GREAT FOOD PLOT OPPORTUNITIES, ESPECIALLY UP AGAINST THE TIMBER ON THE EAST END OF THE FARM. CALUMET CREEK MEANDERS THROUGH THE PROPERTY AND IS AN EXCELLENT WATER SOURCE. IT ALSO SERVES AS A KILLER TRAVEL CORRIDOR FOR TROPHY WHITETAILS DURING THE RUT. THERE IS BLACKTOP FRONTAGE ON THE NORTH/WEST SIDE OF THE FARM FROM STATE HIGHWAY N, AND GRAVEL ROAD FRONTAGE FROM COUNTY RD 234 ON THE WEST SIDE, WITH ELECTRIC AVAILABLE. A GOOD TRAIL SYSTEM ALLOWS YOU TO TRAVEL THE ENTIRE FARM WITH EASE. WITH THE PROPER STAND AND FOOD PLOT PLACEMENT, THIS FARM CAN BE A CONSISTENT PRODUCER OF TROPHY WHITETAILS FOR YEARS TO COME!





# RANCH & FARM AUCTIONS LLC

## TRACT 6



### DETAILS

- 67 ACRE LAKE THAT IS OVER 100 FT DEEP AND NEARLY  $\frac{3}{4}$  MILE LONG
- ADDITIONAL 7 +/- ACRE LAKE
- GREAT HUNTING
- GREAT BUILDING SITES
- GREAT ACCESS FROM STATE RT N, COUNTY RD 234 AND A GOOD INTERNAL TRAIL SYSTEM
- CALUMET CREEK RUNS THRU THE MIDDLE

### TRACT 6: 278+/- ACRES

IF YOU ARE LOOKING FOR A LARGE BODY OF WATER TO FISH, SKI, OR WATERFOWL HUNT ON THEN YOU NEED TO CHECK THIS ONE-OF-A-KIND PROPERTY OUT! FEATURING A FULLY STOCKED 67+/- ACRE STRIP MINE LAKE THAT IS OVER 100 FEET DEEP, AND AN ADDITIONAL 7+/- ACRE LAKE, YOU WILL HAVE ALL THE WATER YOU NEED. THE SUPER DEEP LAKES ARE STOCKED AND LOADED WITH FISH. THE LOCATION NEXT TO THE MISSISSIPPI RIVER MAKES FOR INCREDIBLE WATERFOWL POTENTIAL, AND SINCE THE BIG LAKE IS OVER  $\frac{3}{4}$  MILE LONG IT WOULD BE A GREAT PLACE FOR SKIING! IN ADDITION TO THE LAKES, CALUMET CREEK RUNS THROUGH THE PROPERTY AS AN ADDITIONAL WATER SOURCE FOR THE WILDLIFE. THERE IS PLENTY OF TIMBER, TILLABLE, AND BRUSH TO HOLD DEER, TURKEY, AND SMALL GAME. THERE IS AN 11.65 ACRE TILLABLE FIELD ON THE SE CORNER THAT PROVIDES FOOD AND A POTENTIAL BUILDING SITE. THIS AREA IS WELL KNOWN FOR PRODUCING TROPHY WHITETAILS, AND THIS PROPERTY IS NO EXCEPTION! BIG LANDOWNERS ALL AROUND WITH MINIMAL HUNTING PRESSURE MEANS YOU WILL CONSISTENTLY HAVE QUALITY WHITETAILS. SEVERAL GREAT LOCATIONS WITH INCREDIBLE VIEWS TO BUILD A DREAM HOME OR CABIN. IF YOU ARE LOOKING FOR DEER, DUCKS, TURKEYS, AND FISH ALL IN ONE PROPERTY, THEN YOU SURELY DON'T WANT TO MISS OUT ON THIS GEM! ACCESS IS FROM COUNTY ROAD 234 ON THE EAST SIDE AND STATE HIGHWAY N ON THE NORTH SIDE.



# RANCH & FARM AUCTIONS LLC

## TRACT 7



### DETAILS

- 115 +/- ACRES TILLABLE
- AVERAGE NCCPI 85
- WINFIELD SILT LOAM AND WAKENDA SILT LOAM SOILS
- GREAT ACCESS FROM STATE RT N
- OLDER HOME, SHED AND POND

### TRACT 7: 149+/- ACRES

THIS IS A PRIME TILLABLE TRACT LOCATED JUST NORTH OF CLARKSVILLE. 115 +/- GENTLY ROLLING HIGHLY FERTILE TILLABLE CONSISTING OF MAINLY WINFIELD SILT LOAM AND WAKENDA SILT LOAM SOILS WITH MOSTLY 2-5% SLOPES AND A NCCPI OF 85. BLACKTOP HWY N FRONTAGE MAKES FOR EASY ACCESS FOR FARMING, HUNTING, AND BUILDING. GREAT BUILDING SITES, WITH ELECTRIC AT THE ROAD. GREAT DEER AND SMALL GAME HUNTING IN AND ALONG THE LONG DRAWS THAT RUN THROUGH THE PROPERTY. THERE IS AN OLDER HOME SITE AND A POND IN THE MIDDLE OF THE PROPERTY. HOME APPEARS TO BE IN GOOD ENOUGH SHAPE TO BE REMODELED AND USED AS A CABIN OR PRIMARY HOME. THIS IS A REALLY NICE FARM!





# RANCH & FARM AUCTIONS LLC

## TRACT 8



### DETAILS

- 167+/- ACRES TILLABLE
- AVERAGE NCCPI 84.1
- WINFIELD SILT LOAM, WAKENDA SILT LOAM, TICE SILT LOAM AND MENFRO SILT LOAM SOILS
- GREAT ACCESS FROM STATE RT N, COUNTY RD 244 AND A GOOD INTERNAL TRAIL SYSTEM
- OLD HOME SITE AND MULTIPLE OUTBUILDINGS
- LARGE WELL MAINTAINED MORTON BUILDING
- SEVERAL PONDS

### TRACT 8: 232+/- ACRES

QUALITY TILLABLE TRACT LOCATED JUST NORTH OF CLARKSVILLE. 167+/- GENTLY ROLLING HIGHLY FERTILE TILLABLE CONSISTING OF MAINLY WINFIELD SILT LOAM, WAKENDA SILT LOAM, TICE SILT LOAM AND MENFRO SILT LOAM SOILS WITH MOSTLY 2-5% SLOPES AND A NCCPI OF 84.1. MULTIPLE POINTS OF ACCESS WITH BLACKTOP HWY N FRONTAGE ON THE SOUTHEAST END OF THE FARM AND COUNTY ROAD 244 ON THE NORTH END. THIS FARM IS MOSTLY TILLABLE, BUT HUNTS GREAT AS WELL. LONG TIMBER DRAWS, BRUSH, AND PATCHY TIMBER WILL HELP HOLD PLENTY OF BIG WHITETAILS AND SMALL GAME TO HUNT. THERE'S AN OLD HOME, PONDS AND SEVERAL BARNs AND A LARGE MORTON BUILDING FOR STORAGE OR TO PARK EQUIPMENT IN. GREAT BUILDING SITES WITH ELECTRIC AT THE ROAD.



# RANCH & FARM AUCTIONS LLC

## TRACT 9



### DETAILS

- 112+/- ACRES TILLABLE
- AVERAGE NCCPI 85.4
- WAKENDA SILT LOAM, BELKNAP SILT LOAM AND WINFIELD SILT LOAM SOILS
- GREAT ACCESS FROM STATE RT N, COUNTY RD 244 ON 3 SIDES

### TRACT 9: 117+/- ACRES

PRIME TILLABLE TRACT LOCATED JUST NORTH OF CLARKSVILLE. 112+/- ACRES GENTLY ROLLING HIGHLY FERTILE TILLABLE CONSISTING OF MAINLY WAKENDA SOILS WITH MOSTLY 2-5% SLOPES AND A NCCPI OF 85.4. EXCELLENT ACCESS! ROAD FRONTAGE ON NORTH AND EAST FROM COUNTY ROUTE 244 AND BLACKTOP FRONTAGE ON THE SOUTH FROM STATE HWY N, MAKES THIS AN EXTREMELY GOOD INVESTMENT PROPERTY WITH TONS OF OPPORTUNITY. GOOD HUNTING ALONG THE TIMBER DRAWS THAT RUN THROUGH THE PROPERTY. THE DRAWS ACT AS A GOOD "CONNECTOR" FROM THE BIG TIMBER TO THE NORTH DOWN TO THE BRUSHY TIMBER SOUTH OF HWY N. ELECTRIC AVAILABLE AT THE ROAD.





# RANCH & FARM AUCTIONS LLC

## TRACT 10



### DETAILS

- 96+/- ACRES TILLABLE
- AVERAGE NCCPI 85.9
- WINFIELD SILT LOAM, WAKENDA SILT LOAM AND MENFRO SILT LOAM SOILS
- COUNTY RD 244 ACCESS
- GREAT BUILDING SITES

### TRACT 10: 115+/- ACRES

QUALITY TILLABLE TRACT WITH EXCELLENT HUNTING LOCATED JUST NORTH OF CLARKSVILLE. 96+/- ACRES OF HIGHLY FERTILE TILLABLE CONSISTING OF MAINLY WINFIELD SILT LOAM AND WAKENDA SILT LOAM SOILS, 2-5% SLOPES, NCCPI 85.9. THIS FARM IS NEARLY 80% TILLABLE. THE TIMBER/GRASSY STRIPS THAT RUN THROUGH THE FARM ACT AS A TRAVEL CORRIDOR AND MAKE THE DEER FEEL SECURE AS THEY FEED IN THE FIELDS. EXCELLENT BUILDING SITES WITH ELECTRIC AT THE ROAD. IT'S SO HARD TO FIND A MOSTLY TILLABLE TRACT THAT ALSO HAS GREAT HUNTING IN A VERY DESIRED LOCATION. FANTASTIC INVESTMENT OPPORTUNITY. ACCESS IS FROM THE SOUTH FROM NEARLY ½ MILE OF ROAD FRONTAGE ON COUNTY RD 244.

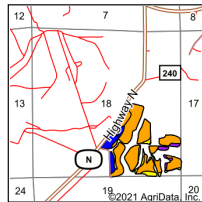
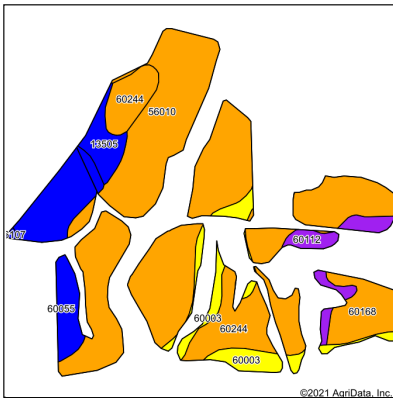


# RANCH & FARM AUCTIONS LLC

## SOIL MAPS

### TRACT 4

Soils Map



State: **Missouri**  
 County: **Pike**  
 Location: **18-53N-1E**  
 Township: **Calumet**  
 Acres: **79.14**  
 Date: **5/19/2021**



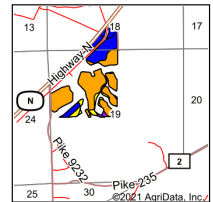
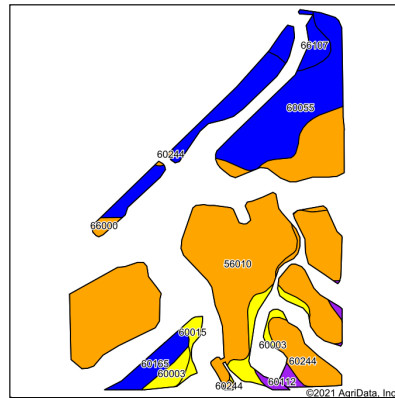
Soils data provided by USDA and NRCS.

Area Symbol: MO163, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans	% NCCPI Cotton
56010	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	36.89	46.6%		Illw	70	69	69	60	69
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	17.76	22.4%		Illc	82	82	89	67	0
60055	Winfield silt loam, 2 to 5 percent slopes	8.73	11.0%		Illc	87	87	75	75	3
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	5.21	6.6%		IVc	79	79	65	64	0
60168	Menfro silt loam, 5 to 9 percent slopes, eroded	4.83	6.1%		Illc	83	83	68	67	0
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	3.03	3.8%		Vllc	15	15	12	7	0
13505	Blackoak silt loam, 0 to 2 percent slopes, occasionally flooded	2.58	3.3%		Illw	81	70	65	80	0
66107	Tice silt loam, 0 to 2 percent slopes, occasionally flooded	0.11	0.1%		Illw	74	74	67	71	0
<b>Weighted Average</b>						<b>74.2</b>	<b>73.4</b>	<b>62.8</b>	<b>66.7</b>	<b>0.3</b>

'n': The aggregation method is "Weighted Average using all components"  
 'c': Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

### TRACT 5

Soils Map



State: **Missouri**  
 County: **Pike**  
 Location: **19-53N-1E**  
 Township: **Calumet**  
 Acres: **99.06**  
 Date: **5/19/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MO163, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans	% NCCPI Cotton
56010	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	45.36	45.8%		Illw	70	69	60	69	0
60055	Winfield silt loam, 2 to 5 percent slopes	23.17	23.4%		Illc	87	87	75	75	3
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	15.32	15.5%		Illc	82	82	69	67	0
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	4.97	5.0%		IVc	79	79	65	64	0
60168	Menfro silt loam, 2 to 5 percent slopes	3.59	3.6%		Illc	87	87	77	79	0
66107	Tice silt loam, 0 to 2 percent slopes, occasionally flooded	3.24	3.3%		Illw	74	74	67	71	0
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	1.49	1.5%		Vllc	15	15	12	7	0
60015	Goss gravelly silt loam, 9 to 14 percent slopes, eroded	1.22	1.2%		IVc	54	54	43	35	0
66000	Monteau silt loam, 0 to 2 percent slopes, occasionally flooded	0.70	0.7%		Illw	90	90	66	81	0
<b>Weighted Average</b>						<b>76.1</b>	<b>75.7</b>	<b>65.1</b>	<b>69</b>	<b>0.7</b>

'n': The aggregation method is "Weighted Average using all components"  
 'c': Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



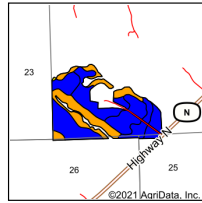
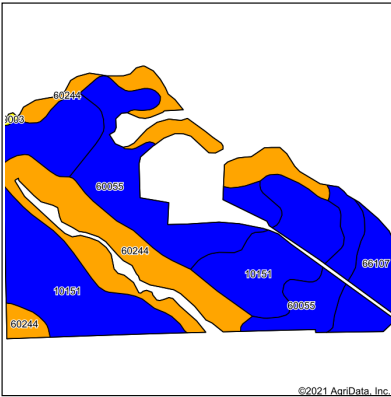


# RANCH & FARM AUCTIONS LLC

## SOIL MAPS

### TRACT 7

#### Soils Map



State: **Missouri**  
 County: **Pike**  
 Location: **39° 20.7753', -90° 58.4822'**  
 Township: **Calumet**  
 Acres: **114.72**  
 Date: **5/19/2021**



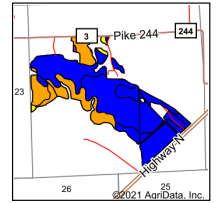
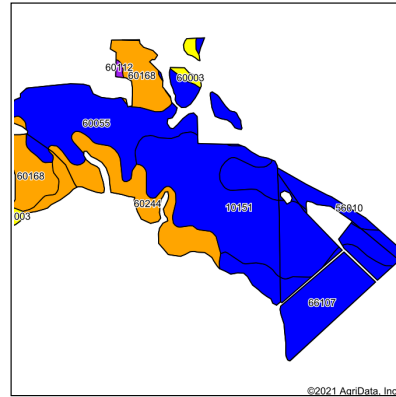
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans	% NCCPI Cotton
10151	Wakenda silt loam, 2 to 5 percent slopes	45.24	39.4%		lle	88	88	75	78	0
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	32.30	28.2%		lle	82	82	69	67	0
60055	Winfield silt loam, 2 to 5 percent slopes	28.79	25.1%		lle	87	87	75	75	3
66107	Tice silt loam, 0 to 2 percent slopes, occasionally flooded	8.20	7.1%		llw	74	74	67	71	0
60003	Mentro silt loam, 9 to 14 percent slopes, eroded	0.19	0.2%		lve	79	79	65	64	0
<b>Weighted Average</b>						<b>*n 85</b>	<b>*n 85</b>	<b>*n 72.7</b>	<b>*n 73.6</b>	<b>*n 0.8</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

### TRACT 8

#### Soils Map



State: **Missouri**  
 County: **Pike**  
 Location: **39° 20.7753', -90° 58.4652'**  
 Township: **Calumet**  
 Acres: **166.66**  
 Date: **5/19/2021**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans	% NCCPI Cotton
10151	Wakenda silt loam, 2 to 5 percent slopes	54.67	32.8%		lle	88	88	75	78	0
60055	Winfield silt loam, 2 to 5 percent slopes	46.19	27.7%		lle	87	87	75	75	3
66107	Tice silt loam, 0 to 2 percent slopes, occasionally flooded	24.69	14.8%		llw	74	74	67	71	0
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	21.43	12.9%		lle	82	82	69	67	0
60168	Mentro silt loam, 5 to 9 percent slopes, eroded	17.04	10.2%		lle	83	83	68	67	0
60003	Mentro silt loam, 9 to 14 percent slopes, eroded	2.26	1.4%		lve	79	79	65	64	0
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	0.38	0.2%		vllc	15	15	12	7	0
<b>Weighted Average</b>						<b>*n 84.1</b>	<b>*n 84.1</b>	<b>*n 72</b>	<b>*n 73.2</b>	<b>*n 0.8</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

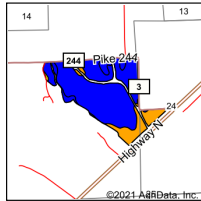
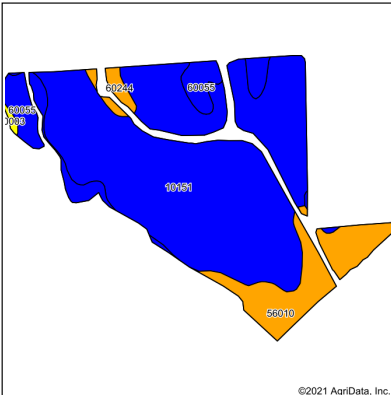


# RANCH & FARM AUCTIONS LLC

## SOIL MAPS

### TRACT 9

#### Soils Map



State: **Missouri**  
 County: **Pike**  
 Location: **39° 20.9698', -90° 57.8558'**  
 Township: **Calumet**  
 Acres: **111.69**  
 Date: **5/19/2021**



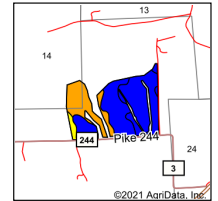
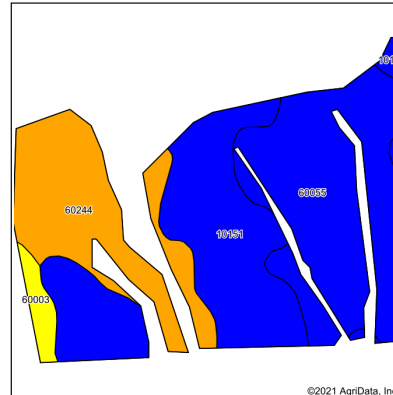
Soils data provided by USDA and NRCS.

Area Symbol: MO163, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans	% NCCPI Cotton
10151	Wakenda silt loam, 2 to 5 percent slopes	83.35	74.6%		IIIe	88	88	76	78	0
56010	Beknap silt loam, 0 to 2 percent slopes, frequently flooded	14.86	13.3%		IIIfw	70	69	60	69	0
60055	Winfield silt loam, 2 to 5 percent slopes	11.14	10.0%		IIIe	87	87	75	75	3
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	1.97	1.8%		IIIe	82	82	69	67	0
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	0.37	0.3%		IVe	79	79	65	64	0
<b>Weighted Average</b>						<b>*n 85.4</b>	<b>*n 85.2</b>	<b>*n 72.9</b>	<b>*n 76.3</b>	<b>*n 6.3</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

### TRACT 10

#### Soils Map



State: **Missouri**  
 County: **Pike**  
 Location: **39° 21.4986', -90° 57.8366'**  
 Township: **Calumet**  
 Acres: **96.34**  
 Date: **5/19/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MO163, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans	% NCCPI Cotton
60055	Winfield silt loam, 2 to 5 percent slopes	35.88	37.2%		IIIe	87	87	75	75	3
10151	Wakenda silt loam, 2 to 5 percent slopes	34.72	36.0%		IIIe	88	88	75	78	0
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	23.10	24.0%		IIIe	82	82	69	67	0
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	2.64	2.7%		IVe	79	79	65	64	0
<b>Weighted Average</b>						<b>*n 85.9</b>	<b>*n 85.9</b>	<b>*n 73.3</b>	<b>*n 73.9</b>	<b>*n 1.1</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



# RANCH & FARM AUCTIONS LLC

## TRAIL PICS

FROM 7/11-16/2021





# RANCH & FARM AUCTIONS LLC

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## CONTACT

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FULL DETAILS COMING SOON ON:

[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)  
[WHITETAILPROPERTIES.COM](http://WHITETAILPROPERTIES.COM)

FOR MORE INFORMATION CALL TEXT OR EMAIL:

**AARON BENNETT**  
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**(636) 887-1022**  
**[AARON.BENNETT@WHITETAILPROPERTIES.COM](mailto:AARON.BENNETT@WHITETAILPROPERTIES.COM)**

**JOE GIZDIC**  
**DIRECTOR OF AUCTION SERVICES**  
**(217) 299-0332**  
**[JOE.GIZDIC@RANCHANDFARMAUCTIONS.COM](mailto:JOE.GIZDIC@RANCHANDFARMAUCTIONS.COM)**

### AUCTION DETAILS:

AUCTION DATE: SEPTEMBER 9, 2021 at 5:30 pm

AUCTION LOCATION: TIEVOLI HILLS RESORT, 25795 HWY N, CLARKSVILLE, MO 63336

THERE WILL BE LIVE, ONLINE AND PHONE IN BIDDING AVAILABLE

NO CONTINGENCY SALE

10% DOWN DAY OF SALE TO EACH HIGH BIDDER

EACH HIGH BIDDER WILL ENTER INTO A RFA PURCHASE AGREEMENT IMMEDIATELY AFTER THE AUCTION

2350 ACRES WILL BE OFFERED IN 10 TRACTS IN BUYERS CHOICE FORMAT

THERE WILL BE NO RECOMBINING OF TRACTS AT THE END OF THE AUCTION

SALE IS SUBJECT TO SELLER ACCEPTANCE

2% BUYERS PREMIUM WILL BE ADDED TO THE HIGH BID PRICE TO ARRIVE AT FINAL PURCHASE PRICE

SURVEY WILL BE CONDUCTED AFTER THE AUCTION TO DETERMINE FINAL ACREAGES

ALL PRE-AUCTION OFFERS WILL BE PRESENTED TO THE SELLER

ALL SHOWINGS WILL REQUIRE PARTIES TO SIGN A HOLD HARMLESS AGREEMENT PRIOR TO ENTRY

