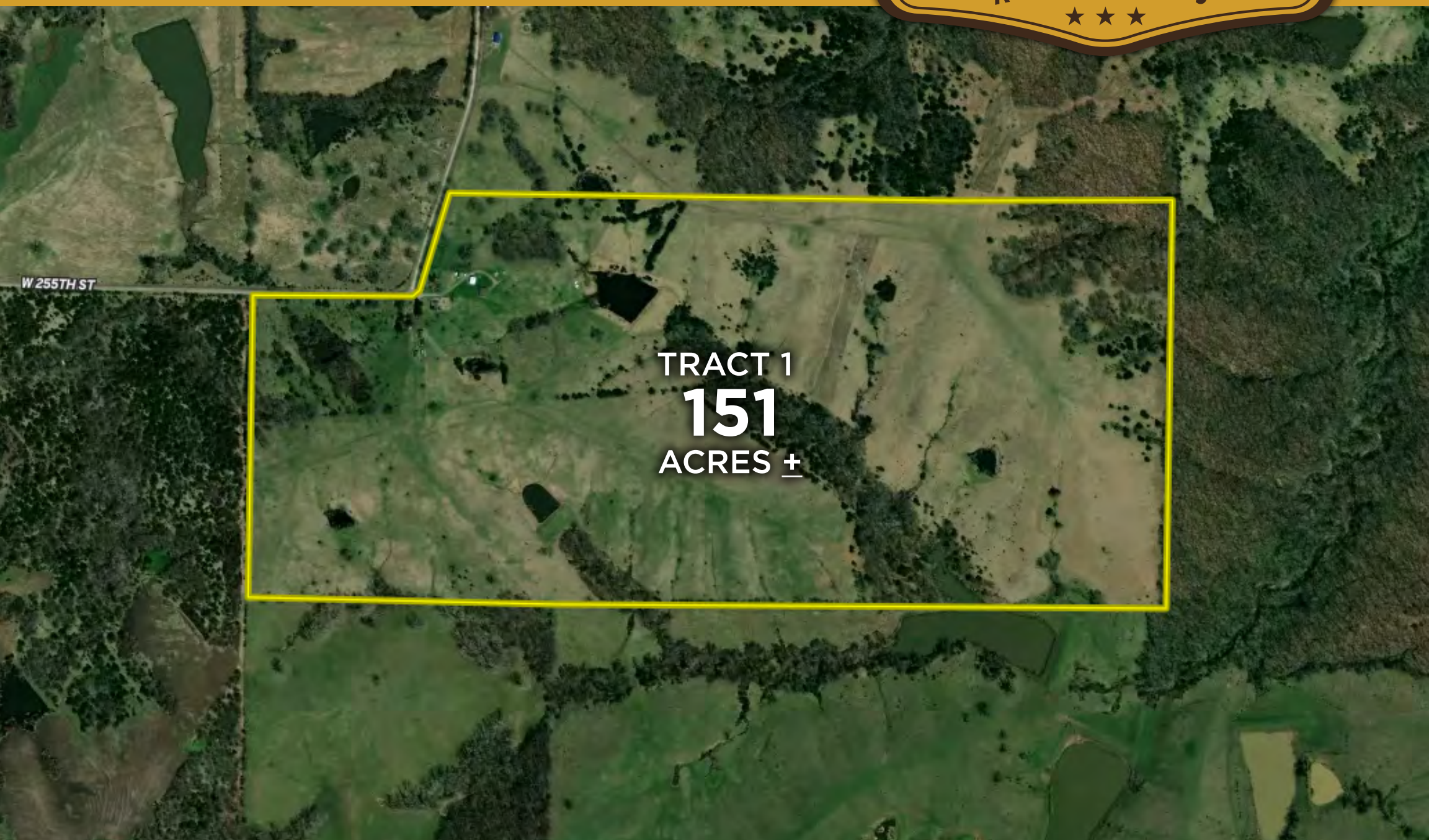


# LAND AUCTION



TRACT 1  
**151**  
ACRES ±

## 151 AC± | 1 TRACT | HARRISON CO, MO

### AUCTION:

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

**AUCTION DATE:** 5/1/2021 | **AUCTION TIME:** 11:00 AM

**AUCTION LOCATION:** AMERICAN LEGION,  
32932 W STATE HIGHWAY 13, BETHANY, MO 64424

**OPEN INSPECTION:** CALL AGENT FOR A VIEWING

Coming to auction is the 151+/- acre Weyers Farm located approximately 8 miles Northwest of Bethany, Mo on W. 155th Ave. This rolling grass farm has been meticulously managed through regenerative/rotational grazing for over 20 years. The 2-bedroom 1-bath earth contact home is built for efficiency with concrete wall construction, wood stove, and double-pane windows. The home overlooks a 1-acre pond, with an outstanding view to the east. If you're looking for a place to build your dream home, there is a hilltop build site with million-dollar views of the surrounding hills and valleys. This farm also offers wildlife enthusiasts a lot thanks to the 1-acre stocked pond, and abundant wildlife including deer, turkeys, quail, and small game.

Personal Property including AC 180DS tractor, Arctic ATV, livestock, fencing, farm equipment and misc other items to sell at 5/1/21 1:00 after the real estate auction at the farm. See a list of equipment at [Ranchandfarmauctions.com](https://Ranchandfarmauctions.com)

**RANCH & FARM AUCTIONS, LLC**

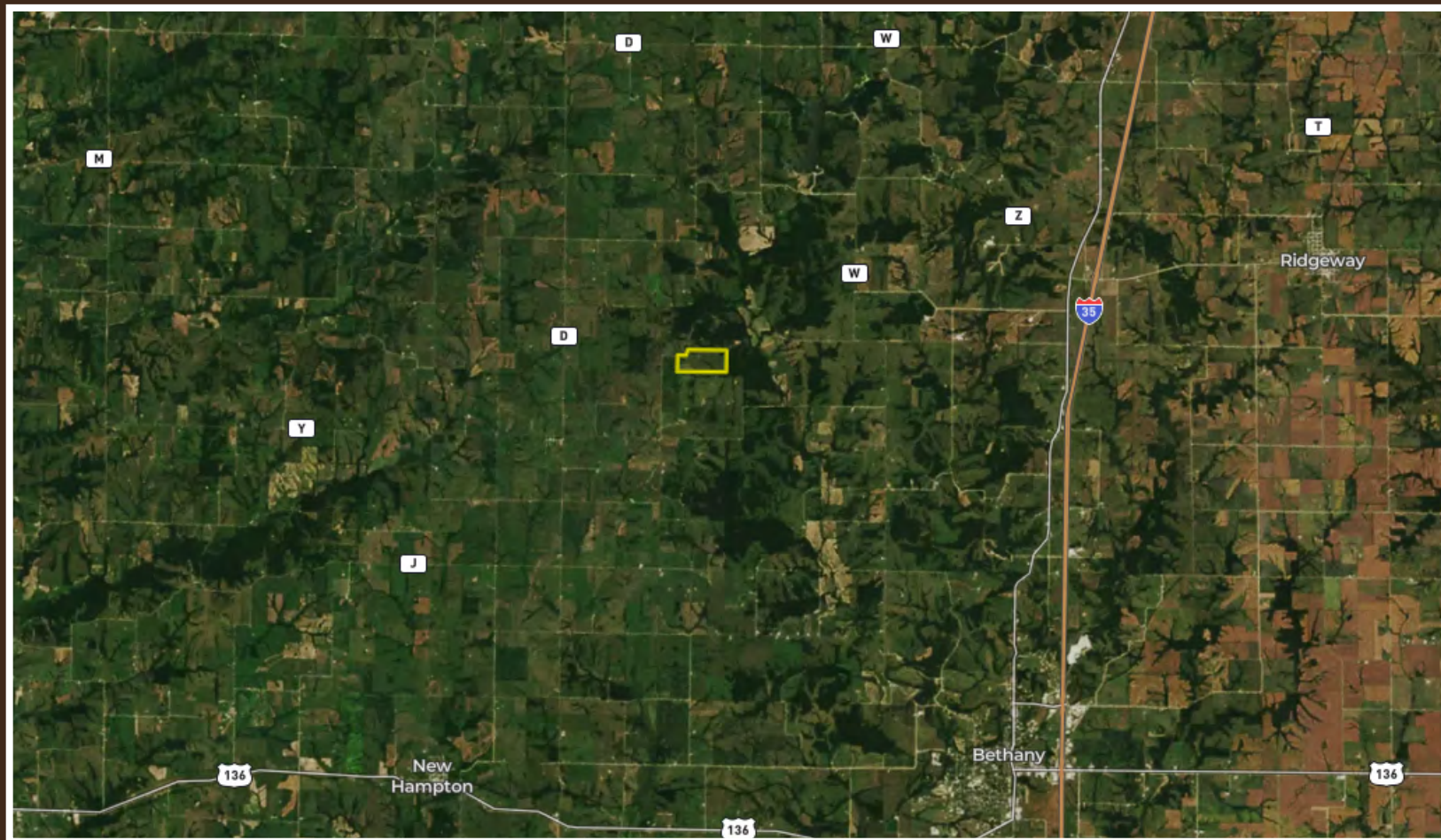
JASON PATTERSON, AGENT: 816.824.6282 | [jason.patterson@whitetailproperties.com](mailto:jason.patterson@whitetailproperties.com)

## RANCHANDFARMAUCTIONS.COM

IN COOPERATION WITH WHITETAIL PROPERTIES and RANCH & FARM AUCTIONS | Dan Perez, MO Broker for Whitetail Properties Real Estate, LLC, MO Lic 2008010771 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
Ronnie Strong, Director, Ranch & Farm Auctions, 573.579.5579 | Jason Patterson, MO Land Specialist for Whitetail Properties Real Estate, LLC 816.824.6282 | Cody Lowderman, MO Auctioneer License: 11037

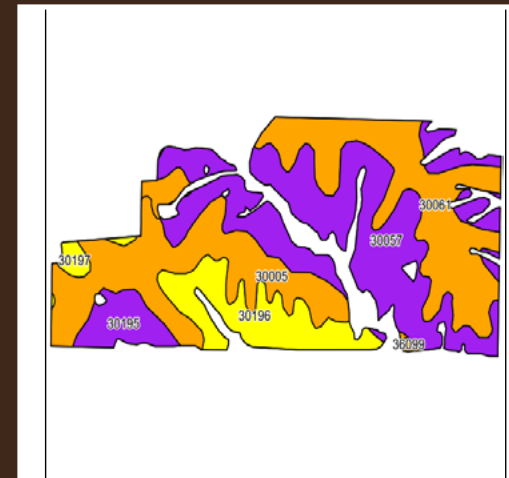
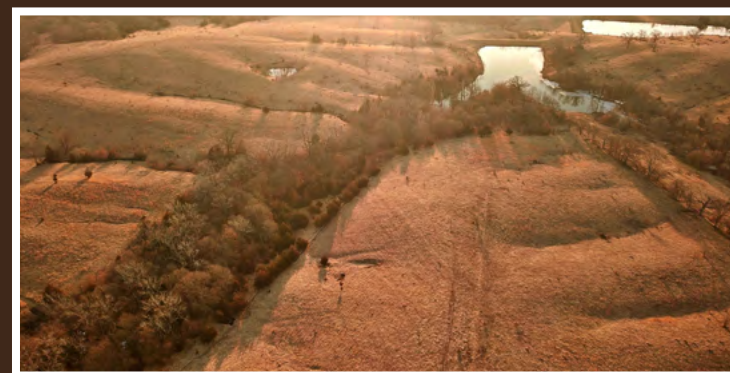


# LAND AUCTION | 5/1/2021 | 11:00 AM



**TRACT 1: 151 +/- ACRES.** Coming to auction is the 151+/- acre Weyers Farm located approximately 8 miles Northwest of Bethany, Mo on W. 155th Ave. This rolling grass farm has been meticulously managed through regenerative/rotational grazing for over 20 years resulting in much higher productivity. The landowner's approach to grazing dramatically improved the soil's health and natural fertility, which consists primarily of Gara Loam, Adair Loam, and Shelby Clay loam. Under this management system, cattle have only been allowed to graze open areas for a few days each year, and they have been kept out of the woodlots, creeks, ponds and ravines to preserve the soil and native habitat. The 2-bedroom 1-bath earth contact home is built for efficiency with concrete wall construction, wood stove, and double-pane windows. The home overlooks a 1-acre pond, with an outstanding view to the east. If you're looking for a place to build your dream home, there is a hilltop build site with million-dollar views of the surrounding hills and valleys. This farm also offers wildlife enthusiasts a lot thanks to the 1-acre stocked pond and abundant wildlife, including deer, turkeys, quail, and small game.

- Regenerative/rotational grazed for 20 years
- Gara Loam, Adair Loam, and Shelby Clay Loam soils
- 2 Bedroom/1 Bath energy efficient home
- 2 ponds stocked with bass, catfish, and bluegill
- Great views providing additional building sites
- Numerous fruit trees including apple, pear and peach
- Multiple water sources including several ponds



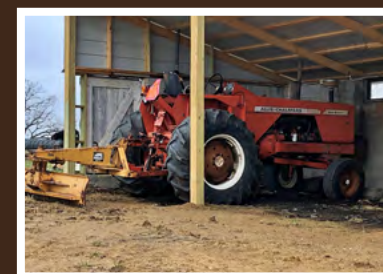
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Foundation Limits	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
30057	Gara loam, 14 to 18 percent slopes	42.53	35.9%		> 6.5ft.	very limited	Well drained	Vle	68
30061	Gara loam, 5 to 9 percent slopes	28.64	24.2%		> 6.5ft.	somewhat limited	Moderately well drained	Ille	80
30005	Adair loam, 3 to 9 percent slopes	25.63	21.7%		0ft.	very limited	Somewhat poorly drained	Ille	73
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	13.78	11.6%		> 6.5ft.	somewhat limited	Well drained	IVe	66
30195	Shelby clay loam, 14 to 18 percent slopes, severely eroded	5.87	5.0%		> 6.5ft.	very limited	Well drained	Vle	64
30197	Shelby loam, 14 to 18 percent slopes	1.59	1.3%		> 6.5ft.	very limited	Well drained	IVe	66
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	0.27	0.2%		> 6.5ft.	very limited	Poorly drained	Illw	67
Weighted Average									*n 71.5

\*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.



**Personal Property including AC 180DS tractor, Arctic ATV, livestock, fencing, farm equipment and misc other items to sell at 5/1/21 1:00 after the real estate auction at the farm. See a list of equipment at [Ranchandfarmauctions.com](http://Ranchandfarmauctions.com)**



## RANCHANDFARMAUCTIONS.COM

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at [ranchandfarmauctions.com](http://ranchandfarmauctions.com)

- Bidders may participate in the auction on site or online at Proxibid.com
- Onsite bidders should bring government issued ID
- 10% down payment immediately after auction - cash, personal or business checks accepted
- If winning bid is online, you will be immediately contacted to make arrangements for the 10% down payment and a purchase contract will be sent via DocuSign
- High bidder has 30 days to close unless otherwise noted
- Announcements on auction day will take precedence over any prior announcements
- This is a no contingency sale and is not subject to financing or additional inspections
- Possession at closing, subject to tenant's rights, if any
- If a survey is needed it will be done following the auction and total purchase price will be adjusted to the surveyed acres
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment

**FOR MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: [RANCHANDFARMAUCTIONS.COM](http://Ranchandfarmauctions.com)**