

LAND AUCTION



574.9 AC± | 12 TRACTS | SCHUYLER CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/9/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: LANCASTER COUNTRY CLUB
15106 US HWY 63, LANCASTER, MO 63548**



TRACT 1: 28.75 ± ACRES:

This 28.75± acres located in Northern Schuyler County, Missouri, has a lot to offer for a smaller tract. With power/water on or close by, buyers could have a beautiful building site with a great view and income from crops and hay ground. Property has 22.97± acres FSA tillable ground with remaining in hay or timbered draws. Access from the North from Ailshire School Road.

TRACT 2: 48.82 ± ACRES:

This 48.82± acre property is in Northern Schuyler County, Missouri, and is as diverse as they come. Property has 40.72± acre currently in hay production but could easily be in row crops if desired. Property has multiple building sites and has power/water on or close for easy access. You can access property from the North off Ailshire School Road or from a dirt road to the west.

TRACT 3: 29.12 ± ACRES:

Tract 3 is 29.12± acres located along the North side of Ailshire School Road. Property consists of 27.05± FSA tillable acres currently in beans with the remaining acres in water ways and a pond. Property would have a great building site location with power/water along gravel road to the South.

TRACT 4: 7.7 ± ACRES:

Tract 4 sits along the North side of Ailshire School Road and consists of 7.7± acres with multiple out building and grain bins. This would be the perfect building site for someone looking for a small parcel in the country. Power/water close by for easy access.

TRACT 5: 23.31 ± ACRES:

Tract 5 is made up of 23.31± acres with 18.32± FSA acres being planted to beans this year. Property has great access from the South off Ailshire School Road and has 1 pond located in the center of the farm. With some access work, this property could also be a great building site for a new home with power/water close by.

TRACT 6: 89.21 ± ACRES:

Tract 6 consists of 89.21± acres with 77.57± FSA tillable acres currently planted in soybeans. Access to this farm is from the South off Ailshire School Road and would have multiple building sites if desired. Power/water would be to the South along the gravel road for easy access. There is one pond located within a waterway on the property.

TRACT 7: 53 ± ACRES:

Tract 7 consists of 53± acres with 50± acres currently in hay ground but could easily be turned to row crop if desired. All utilities are located on site.

TRACT 8: 55.5 ± ACRES:

Tract 8 is 55.5± acres with 50.17± FSA acres being in hay/pasture ground, currently. Property has access from the South off of Ailshire School Road. All utilities are close by along southern gravel if desired. Property has multiple building sites and a pond.

TRACT 9: 78.13 ± ACRES:

Tract 9 consists of 78.13± acres with 8.62 FSA bottom ground in tillable acres, 46.71± in hay/pasture, and the remaining acres in timbered draws. Property has multiple build sites and has acres from the South and the East. Utilities close by. Property has 1 pond and a creek that runs along the North boundary.

TRACT 10: 74.9 ± ACRES:

Tract 10 consists of 74.9± acres. 32.89± of them are FSA tillable acres currently planted in soybeans. 32.89± acres is currently in hay ground and the remaining acres in timbered draws. Property has several locations for building sites with utilities close by. There is also a nice metal barn along the North gravel road and there is access from the North and East.

TRACT 11: 78.72 ± ACRES:

Tract 11 is made up of 78.72± acres with 26.35± FSA tillable acres currently in soybeans; 15.84± acres in hay production; and 37.19± being mature timber. This tract has it all...building site, great income from crops/hay, and great hunting. Property has access from the North off Ailshire School Road with an older barn sitting on the hill overlooking the farm. All utilities are close by.

TRACT 12: 6 ± ACRES:

6± acres with a beautiful home with an attached 2 car garage, pond and outside wood burning stove. Property has room for a pasture or hay production. All utilities are located on site.



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