

LAND AUCTION



341.8 AC± | 3 TRACTS | LEWIS CO & MARION CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/30/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: GATHER
507 CLARK STREET | CANTON, MO 63435**

Open Tenancy for 2023 Season

3 productive tillable tracts in Lewis and Marion Co, MO. Lewis Co 121 is located in the West Quincy bottoms between LaGrange and Taylor and is nearly all tillable. The Lewis 94.5 is located north of LaBelle, MO and mostly bottomland tillable with some recreational acres and the Marion 126.3 is located just outside of Philadelphia, MO and boasts nearly all productive tillable acres.



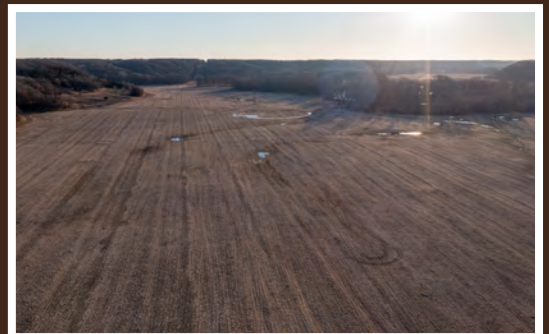
TRACT 1: 121 ± ACRES IN LEWIS COUNTY

A Super nice tillable track to add to your operation or investment portfolio. Open tenancy for 2023! This 121-acre farm is nearly 100% tillable with excellent soils consisting of Darwin silty clay 0-2% slopes, Fatima silt loam 0-2% slopes, Jasper loam 1-7% slopes, Westerville silt loam 0-3% slopes, Chequest silty clay loam 0-2 % slopes. The farm has an average NCCPI of 69.34 and is known as a productive farm. Located in the West Quincy River bottoms, just north of Taylor.



TRACT 2: 94.5 ± ACRES IN LEWIS COUNTY

Located about 7 miles northwest of La Belle MO lies this highly productive bottom tillable farm that features 74 acres of bottom land that include Arbela, Fatima, and Gifford soils. Farm is accessed from the south off 108th Ave and a short recorded easement, great farm land and enough cover around the farm to also provide deer hunting opportunities.



TRACT 3: 126.3 ± ACRES IN MARION COUNTY

A very nice tillable track to add to your operation or investment portfolio. Great soils with slopes of 0-2%. Approximately 65 acres of Landes fine sandy loam and approximately 61 acres of Belknap silt loam. Farm has an average NCCPI of 70.21. Located West of Palmyra and just south of Philadelphia. Open tenancy for 2023!

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
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