

LAND AUCTION



354 AC± | 2 TRACTS | RALLS CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/2/22 | **AUCTION TIME:** 1:00 PM

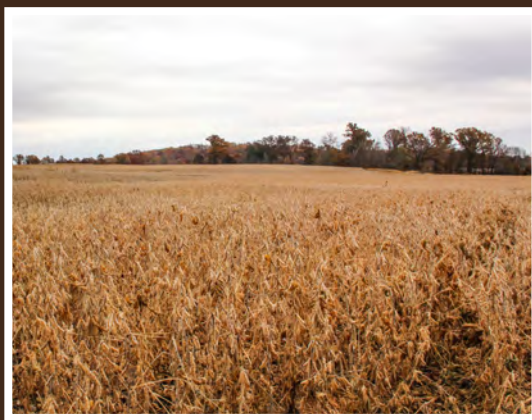
AUCTION LOCATION: NEW LONDON FIRE DEPT.
212 CARSTARPHEN DRIVE | NEW LONDON, MO 63459

Selling with Open Tenancy for 2023. Add to your operation or investment portfolio. If you are looking for a gorgeous highly tillable farm then look no further than this gem of a property! There are approximately 277 highly fertile tillable acres consisting of mainly Armstrong, Winfield, Belknap, Gorin, and Moniteau soils. 15 acres of CRP strips along the creek lines paying \$189/acre adds to the ROI. Cedar creek runs through the farm and provides a healthy water source for wildlife, as well as a travel corridor for trophy whitetails during the rut as they travel from one timber block to another. Beautiful building sites with panoramic views of the surrounding country side make for a perfect place to put a home, lodge, or machine shop.



TRACT 1: 149 ± ACRES

Beautiful farm consisting of approximately 123 acres of highly fertile soils consisting of mainly Armstrong Loam soils with 9-14% slopes and Gorin Silt Loam soils with 5-9% slopes. Gently rolling hills and Cedar Creek bottoms. Gorgeous panoramic views and ideal sites for building a home, cabin, or machine shed. Excellent trophy whitetail hunting, and great turkey hunting. Pond. CRP acres paying \$189/acre along the creek add to the ROI and provide ample cover for deer, turkey, upland birds, and small game.



TRACT 2: 205 ± ACRES

Beautiful farm consisting of approximately 154 acres of highly fertile soils consisting mainly of Armstrong Loam 5-14% slopes, Winfield Silt Loam 5-10% slopes, Marion and Moniteau Silt Loam 0-2%. 11 CRP acres paying \$189/acre along Cedar Creek make for great habitat for trophy white-tails, turkeys, small game and upland game. Great travel corridor for big bucks during the rut. Surrounded by big blocks of timber. Gently rolling hills and creek bottoms. Stocked pond. Old barn for storage. Excellent build sites for a home, cabin, or machine shed with panoramic views of the countryside. Creek crossing to access property.

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.

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