

LAND AUCTION



ABSOLUTE AUCTION

129.5 AC± | 3 TRACTS | BOONE CO, MO

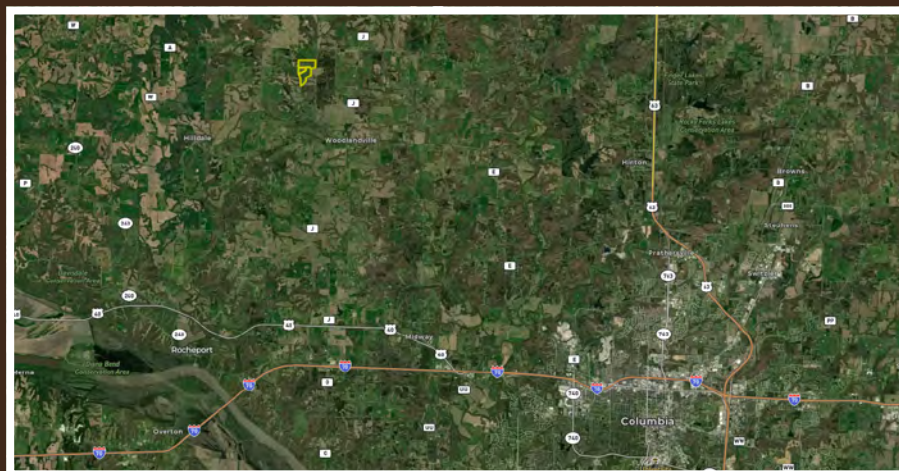
ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/12/22 | AUCTION TIME: 6:00 PM

**AUCTION LOCATION: HARRISBURG MO LIONS CLUB
120E E SETON ST | HARRISBURG, MO 65256**

The Gose/ Powell Family Farm; a great combination of timber, tillable and pasture ground. This property has several great building sites offering great views. This is your opportunity to buy all or part of this farm as it is being offered absolute auction at buyers choice for three separate tracts ranging in size from 15- 58 acres.



Tract #: 1
Deeded acres: 58 +/-
FSA Farmland Acres: 10.03
Soil Types: Perche loam, Auxvasse silt loam, Wilbur silt loam, Weller silt loam, Keswick silt loam
Soil PI/NCCPI/CSR2: 67.89 NCCPI
CRP Acres/payment: none
Taxes: unknown
Lease Status: Open Tenancy for 2023 crop year
Possession: Immediate possession subject to current tenants rights for 2022

TRACT 1: 58 +/- ACRES

The perfect combination property! This property has great access, scenic views, multiple building sites, pasture ground for livestock, tillable ground for income, timber and brush for hunting and a beautiful rock bottom creek. Most people can't afford a property with all of these attributes because they would have to buy hundreds of acres to put it all together. But here it is all in one affordable sized tract. Conveniently located less than 20 miles from Columbia or 7 miles south of Harrisburg and 2hrs from both Kansas City and St. Louis. This is your chance to own a great combination Farm.



Tract #: 2
Deeded acres: 14.5 +/-
FSA Farmland Acres: 13.01
CRP Acres/payment: none
Taxes: Unknown
Lease Status: Open Tenancy for 2023 crop year
Possession: Immediate possession subject to current tenants rights for 2022
Survey needed?: Survey ordered
Brief Legal: S33 T50N R14W
Lat/Lon: 39.094 - 92.5096

TRACT 2: 14.5 +/- ACRES

Beautiful Home Site with easy access off Richland School Rd. Located less than 20 miles from Columbia and just 7 miles south of Harrisburg, this tract would make a great place to build a home with utilities nearby. The building site could have spectacular views of the rolling countryside that overlooks neighboring pasture and tillable land. The property is currently being utilized as pasture ground with plenty of room for horses or other livestock.



Tract #: 3
Deeded acres: 57 +/-
FSA Farmland Acres: 46.42
Soil Types: Moniteau silt loam 0-2% slopes 90 NCCPI, Perche loam 0-2% slopes 59 NCCPI, Wilbur silt loam 0-2% slopes 88 NCCPI, Auxvasse silt loam 0-2% slopes 69 NCCPI and . Keswick silt loam 5-9% slopes 60 NCCPI
Soil PI/NCCPI/CSR2: Average 77.77 NCCPI
Possession: Immediate possession subject to current tenants rights for 2022
Survey needed?: Survey ordered

TRACT 3: 57 +/- ACRES

57+/- acres with productive 46.42 FSA tillable acres. If you are looking to invest in tillable land this is a great farm at over 80% of the farm being tillable income producing. FSA maps show the tillable acres consisting of 16.89 acres Moniteau silt loam 0-2% slopes 90 NCCPI, 16.26 acres Perche loam 0-2% slopes 59 NCCPI, 11.62 acres Wilbur silt loam 0-2% slopes 88 NCCPI, .94 acres Auxvasse silt loam 0-2% slopes 69 NCCPI and .71 acres Keswick silt loam 5-9% slopes 60 NCCPI. The west side of the property has good access from Richland School Road. The timber edges and Prairie Creek that borders the east side provide plenty of habitat for wildlife. There is plenty of deer and turkey sign along the field edges making this an appealing combination farm for avid hunter/ investor. Open Tenancy for 2023 crop year.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CLAY LOCKARD, AGENT - (573) 466-9123 | clay.lockard@whitetailproperties.com**

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO0001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Clay Lockard, Agent for Whitetail Properties Real Estate Lic #2009034395 | Cody Lowderman, MO Auctioneer License 11037