

CLARK CO, MO 198 +/- ACRES

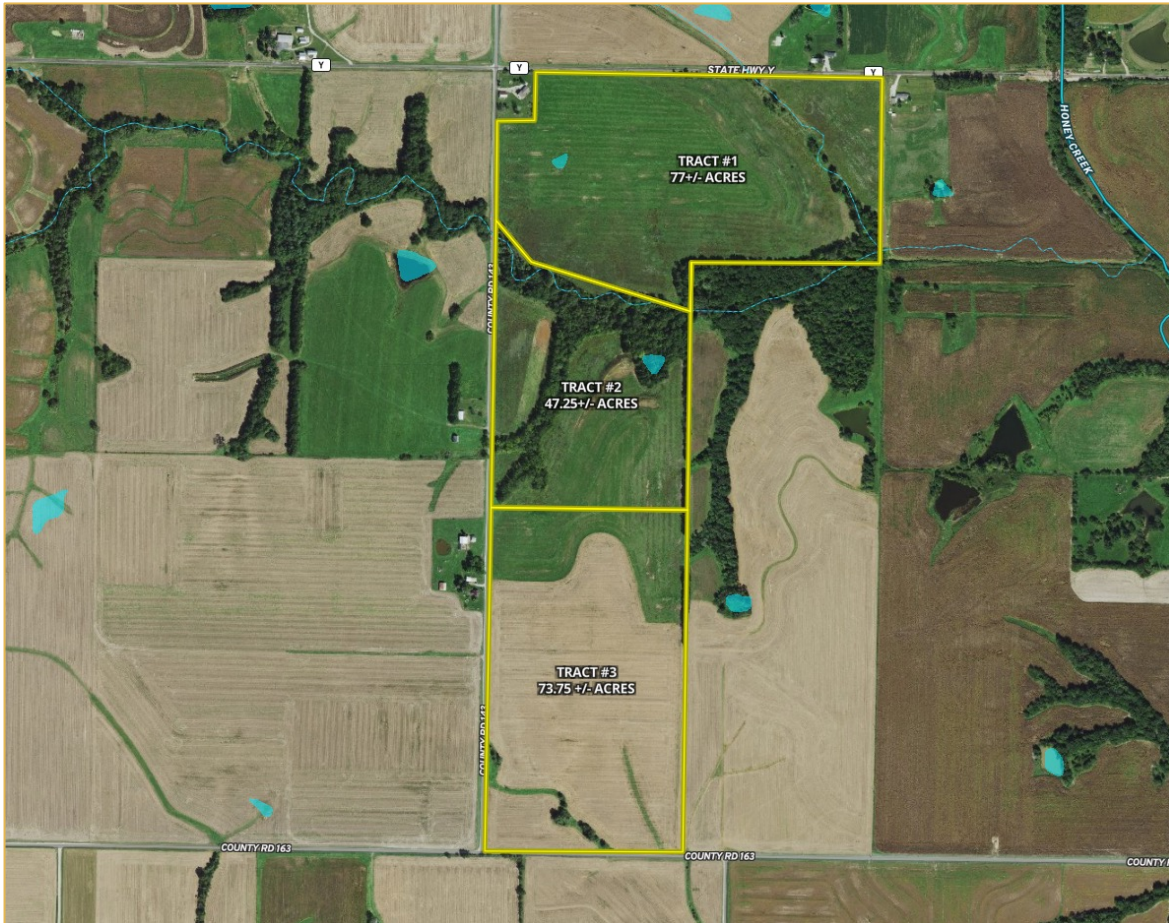
INFO PACKET

AUCTION DETAILS

- DATE/TIME: 1/11/22 @ 11:00AM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: CARE BUILDING
451 N VINE ST
KAHOKA, MO 63445

PROPERTY DETAILS

- TOTAL ACRES: 198+/- ACRES OFFERED IN 3 TRACTS
- TRACT 1: 77+/- ACRES
- TRACT 2: 47.255+/- ACRES
- TRACT 3: 73.75+/- ACRES
- SELLER: BOURGEOIS



ENTIRE FARM DESCRIPTION

Farmers National Co and Ranch & Farm Auctions are happy to be working together to bring this excellent highly productive tillable farm located approximately 3 miles Southwest of Kahoka, Mo to be auctioned. The property has great access from Highway Y to the North and County Road 143 on the West and County Road 163 to the South. This Farm is 86% tillable, tilled and terraced with good soils. Farm has open tenancy for the 2022 farming season. The farm will be offered in 3 tracts.



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INTRODUCTION

CLARK CO, IL 178.84 +/- ACRES

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- Open tenancy for 2022
- 86% tillable farm offered in 3 tracts
- Tiled and terraced
- Armstrong silt loam, Adco silt loam and Leonard silt loam soils
- Great access with road frontage on west, north and south.
- Close to Kahoka
- Average NCCPI 66.7

TRACT 1 DESCRIPTION:

Nice 94% tillable tract lying right on Highway Y approx 3 miles SW of Kahoka, access also available from County road 143 to the West. Property is tilled and terraced and open tenancy for the 2022 farm season.

- 77 +/- acres pending survey
- 72 +/- acres tillable
- Armstrong loam, Leonard silt loam, Adco silt loam
- Average NCCPI 69.2
- Property accessed from Highway Y on the Northside and County Road 143 to the West
- The property is tilled and terraced

TRACT 2 DESCRIPTION:

This tract lying approx 3 miles SW of Kahoka offers 67% tillable land with balance in a timbered draw that will provide good deer hunting, property has access from the West off of Co road 143. Property has open tenancy for 2022 farm season.

- 47.25 +/- acres pending survey
- 31 +/- acres tillable
- Armstrong loam, Leonard silt loam, Vesser silt loam
- Average NCCPI 70.3

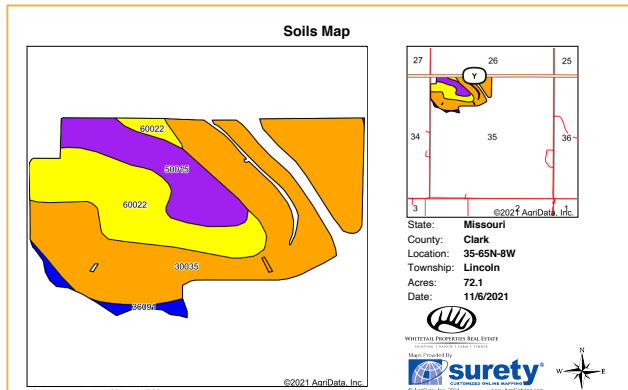
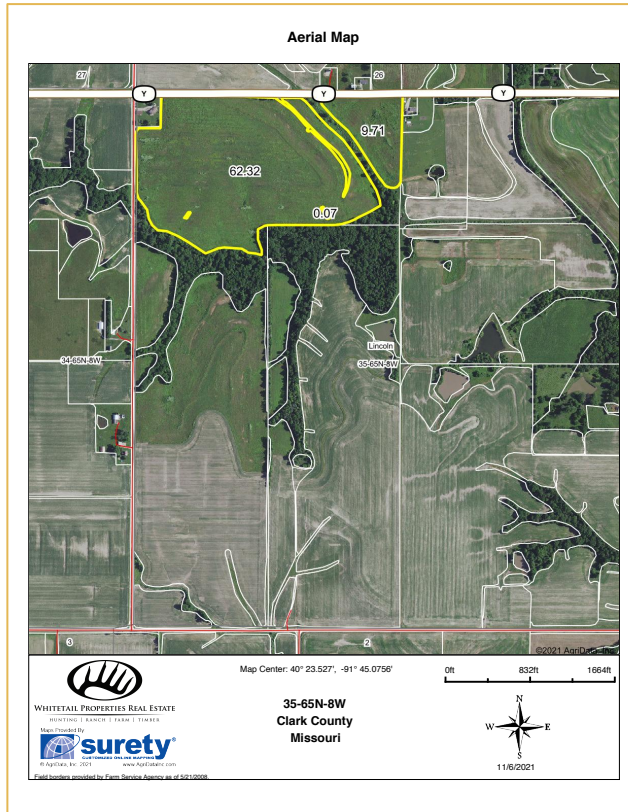
TRACT 3 DESCRIPTION:

Tract 3 lying approx 3 miles SW of Kahoka offers 92 % tillable land which has open tenancy for the 2022 farm season, this tract has excellent access from the West from co road 143 and South from county road 163.

- 73.75 +/- acres pending survey
- 67.74 +/- acres tillable
- Armstrong loam, Leonard silt loam
- Average NCCPI 62.3

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TRACT 1 INFO



Soils data provided by USDA and NRCS.
Area Symbol: M0045, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of fields | NCCPI Overall Legend | % NCCPI Overall | % NCCPI Com | % NCCPI Soybeans |
|-------------------------|---|-------|-------------------|----------------------|-----------------|---------------|------------------|
| 30035 | Armstrong loam, 5 to 12 percent slopes, eroded | 41.82 | 58.0% | | 74 | 74 | 52 |
| 60022 | Leonard silt loam, 1 to 6 percent slopes, eroded | 17.63 | 24.5% | | 63 | 63 | 52 |
| 50015 | Adco silt loam, 1 to 5 percent slopes | 11.07 | 15.4% | | 59 | 69 | 49 |
| 38091 | Vesser silt loam, 1 to 3 percent slopes, occasionally flooded | 1.58 | 2.2% | | 81 | 79 | 80 |
| Weighted Average | | | | | % 69.2 | % 69.1 | % 62.2 |

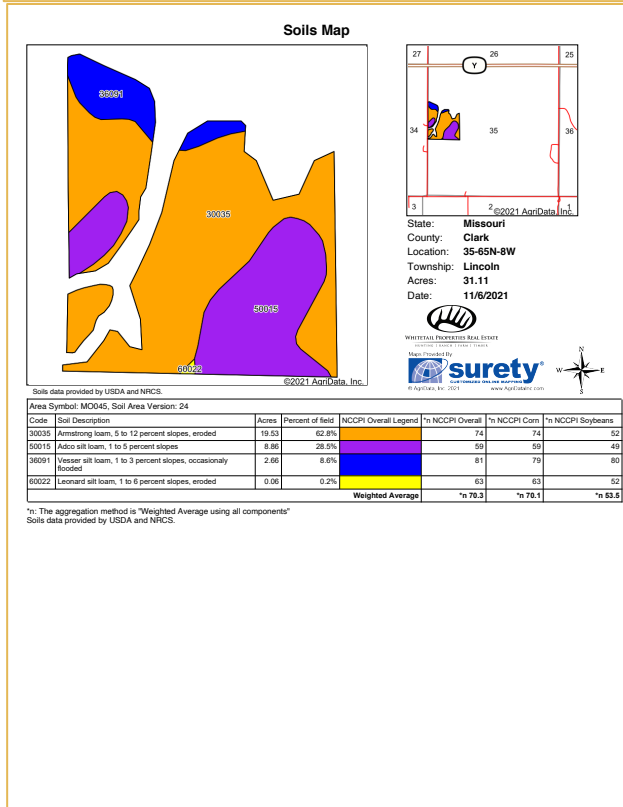
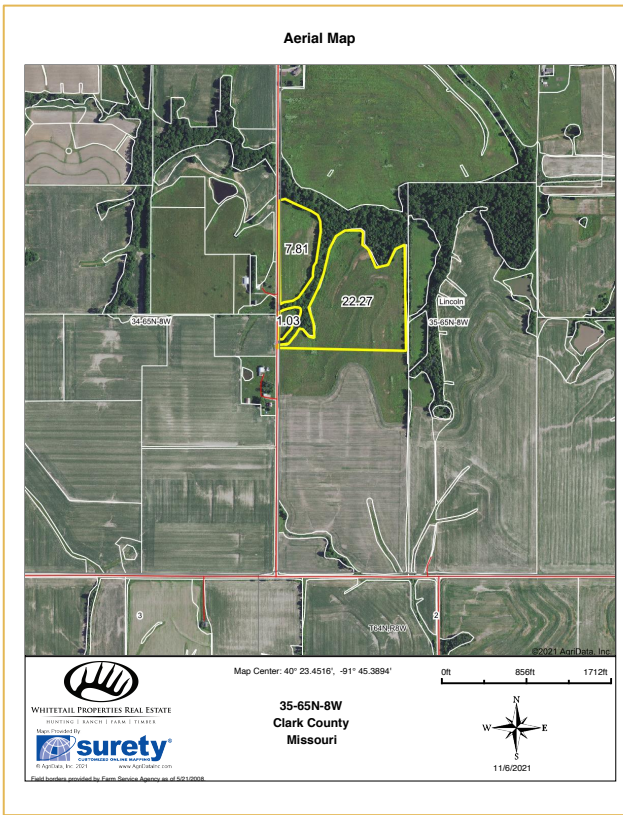
*%: The aggregation method is "Weighted Average using all components"
Soils data provided by USDA and NRCS.

| | |
|------------------------------|--|
| TRACT #: | TRACT 1 |
| DEEDED ACRES: | 198.00 ACRES (TRACT 1-77+/- ACRES PENDING SURVEY) |
| FSA FARMLAND ACRES: | 170.65 ACRES (TRACT 1-72+/- PENDING SURVEY) |
| DCP CROPLAND ACRES: | 170.65 DCP ACRES (TRACT 1-72+/- PENDING SURVEY) |
| SOIL TYPES: | ARMSTRONG LOAM, ADCO SILT LOAM, LEONARD SILT LOAM |
| SOIL PI/NCCPI/CSR2: | NCCPI 69.2 |
| BASE ACRES AND YIELD: | **CORN-142.95 BASE ACRES/PLC YIELD 163, SOYBEANS-25.75 BASE ACRES/PLC YIELD 35** |
| TAXES: | **\$550.70** ENTIRE FARM |
| LEASE STATUS: | OPEN TENANCY FOR 2022 CROP YEAR |
| POSSESSION: | IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021 |
| SURVEY NEEDED?: | SURVEY WILL BE REQUIRED IF DIFFERENT BUYERS FOR EACH TRACT |
| BRIEF LEGAL: | S35 T65N R8W IN CLARK CO, MO |
| PIDS: | 1-11-07-35-00-00-001.01 |
| LAT/LON: | 40.3925, -91.7556 |

DCP ACRES, BASE ACRES AND PLC YIELD ARE FROM THE FULL FARM AND WILL BE RECONSTITUTED ONCE SURVEY IS COMPLETE.

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TRACT 2 INFO

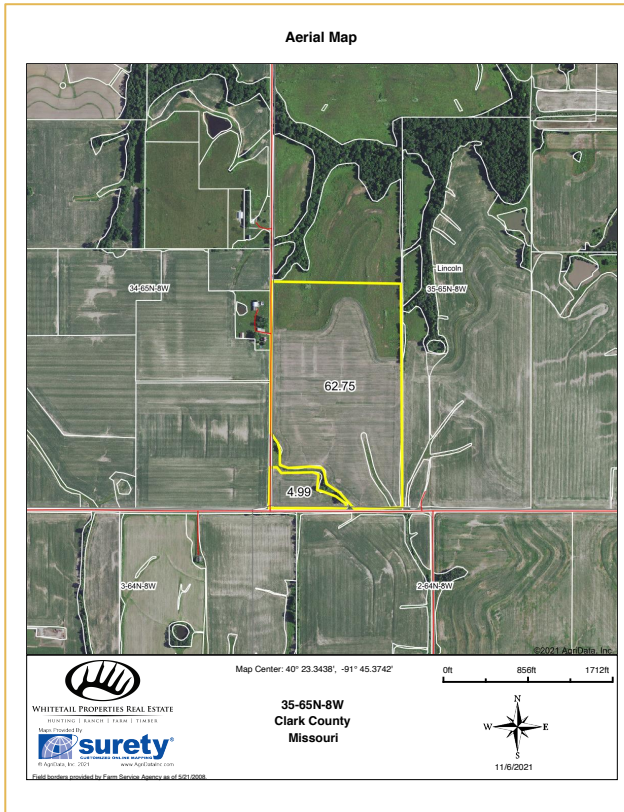


| | |
|------------------------------|--|
| TRACT #: | TRACT 2 |
| DEEDED ACRES: | 198.00 ACRES (TRACT 1-47.25+/- PENDING SURVEY) |
| FSA FARMLAND ACRES: | 170.65 ACRES (TRACT 1-31+/- PENDING SURVEY) |
| DCP CROPLAND ACRES: | 170.65 DCP ACRES (TRACT 1-31+/- PENDING SURVEY) |
| SOIL TYPES: | ARMSTRONG LOAM, ADCO SILT LOAM, LEONARD SILT LOAM |
| SOIL PI/NCCPI/CSR2: | NCCPI 70.3 |
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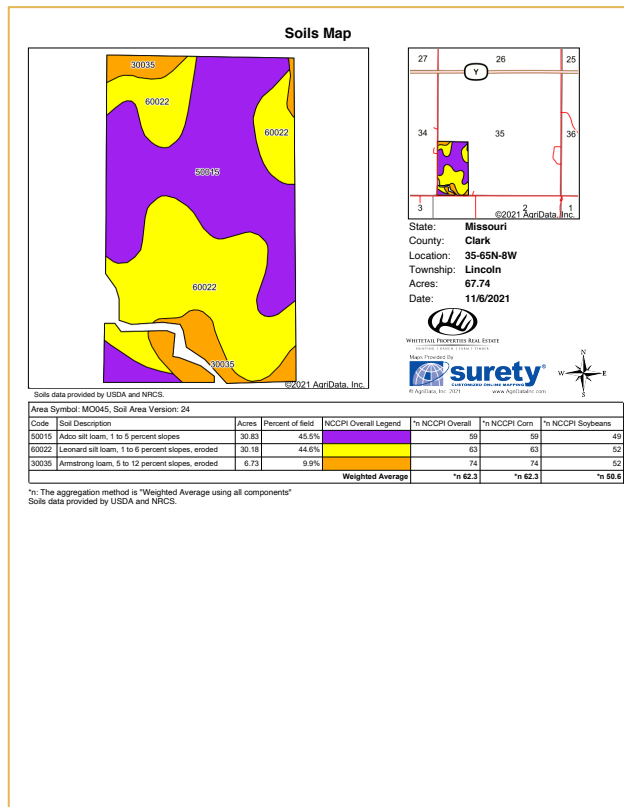
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TRACT 3 INFO



| | |
|------------------------------|--|
| TRACT #: | TRACT 3 |
| DEEDED ACRES: | 198.00 ACRES (TRACT 1-73.75+/- ACRES PENDING SURVEY) |
| FSA FARMLAND ACRES: | 170.65 ACRES (TRACT 1-67.74+/- PENDING SURVEY) |
| DCP CROPLAND ACRES: | 170.65 DCP ACRES (TRACT 1-67.74+/- PENDING SURVEY) |
| SOIL TYPES: | ARMSTRONG LOAM, ADCO SILT LOAM, LEONARD SILT LOAM |
| SOIL PI/NCCPI/CSR2: | NCCPI 62.3 |
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CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

FARMERSNATIONAL.CO

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.NEXTLOT.COM/PUBLIC/SAL
ES/96063/LOTS](https://RANCHANDFARMAUCTIONS.NEXTLOT.COM/PUBLIC/SAL
ES/96063/LOTS)

FOR MORE INFORMATION

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