

# LAND AUCTION



**ABSOLUTE AUCTION**

**515 AC± | 7 TRACTS | RALLS CO, MO**

## ABSOLUTE AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 11/18/2021 | AUCTION TIME: 5:30 PM**

**AUCTION LOCATION: NEW LONDON FIRE DEPARTMENT  
212 CARSTARPHEN DR. | NEW LONDON, MO 63459**

Formerly known as Ka-tonka Game Preserve & Sporting Clays, this tremendous offering is a rare find in today's land market. Featuring an incredible mixture of timber, brush, and highly fertile soils, this farm is sure to impress even the most discerning land buyer. Located just south of New London, and only a mile from Highway 61 makes the access hard to beat. Excellent blacktop and gravel road frontage is a bonus for anyone looking to farm, hunt, or build a country home. Electric, water, and high-speed fiber-optic internet is available as well! There are 361 +/- acres of tillable that are cleaned up, terraced, and currently in row crop production for an excellent source of income. Plum creek winds through the middle of the property and is a nice water source for the wildlife, as well as a 2-acre lake, and a couple of small ponds. The 7 bed/3 bath lodge sets back in a very private setting and comes with 5 trap stations, clay pigeon throwers, a gazebo, and a maintenance shed. Additional electric and water hookups for campers.



### TRACT 1: 57 +/- ACRES

- 30 acres of tillable
- Nice block of timber for hunting
- Great building sites
- Electric, water, high-speed internet
- Blacktop frontage



### TRACT 2: 57 +/- ACRES

- 96% tillable tract
- Terraced
- Mexico, Leonard, and Armstrong soils
- Great building sites
- Blacktop frontage, electric, water, high-speed internet



### TRACT 3: 60 +/- ACRES

- 97% tillable tract
- Terraced
- Mexico, Leonard, and Winfield soils
- Excellent building sites
- Blacktop frontage, electric, water, high-speed internet



### TRACT 4: 151.5 +/- ACRES

- 97% tillable tract
- Terraced
- Mexico, Leonard, and Winfield soils
- Excellent building sites
- Blacktop frontage, electric, water, high-speed internet



### TRACT 5: 41.5 +/- ACRES

- 36 acres of tillable consisting of Winfield and Weller soils
- Multiple access points from blacktop FF or Cumberland trail on the south side
- Great building sites
- Electric, water, and high-speed internet



### TRACT 6: 124.5 +/- ACRES

- 91 acres of tillable consisting of Winfield and Weller soils
- 2-acre lake
- Excellent hunting along Plum Creek
- Great building sites
- Electric, water, and high-speed internet



### TRACT 7: 10.5 +/- ACRES

- 7 bed/3 bath lodge
- Secluded and peaceful setting
- 5 trap shooting stations with clay pigeon throwers
- Gazebo, maintenance shed

### ENTIRE 515 +/- ACRE DETAILS:

- 361 +/- acres of highly fertile tillable
- Overall average NCCPI of 73.9
- Soils consist of Mexico silt loam, Winfield silt loam, Belknap silt loam, and Weller silt loam, 5-9% slopes, terraced
- Lots of road frontage with electric, water, and high-speed internet
- Great building sites, lake,
- Awesome hunting along Plum Creek
- 7 bed/3 bath Lodge with trap shooting stations and pavilion
- Over 70% tillable
- Fertility and APH records available upon request

**RANCH & FARM AUCTIONS, LLC | AARON BENNETT, AGENT: 636.887.1022  
Aaron.Bennett@whitetailproperties.com**

**[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**

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