

RANCH & FARM AUCTIONS LLC

INTRODUCTION

SELLING ABSOLUTE RALLS CO, MO 515 ACRES

AUCTION DETAILS

- DATE/TIME: 11/18/21 AT 5:30PM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: NEW LONDON FIRE DEPT
212 CARSTARPHEN DR
NEW LONDON, MO 63459

PROPERTY DETAILS

- TOTAL ACRES: 515+/- ACRES OFFERED IN 7 TRACTS
- TRACT 1: 57 +/- ACRES
- TRACT 2: 57+/- ACRES
- TRACT 3: 60+/- ACRES
- TRACT 4: 151.5+/- ACRES
- TRACT 5: 41.5+/- ACRES
- TRACT 6: 124.5+/- ACRES
- TRACT 7: 10.5+/- ACRES WITH LODGE
- SELLER: RICHARDSON FARMS



RANCH & FARM AUCTIONS LLC

INTRODUCTION

RALLS CO, MO 515

ENTIRE FARM DESCRIPTION

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 310 +/- 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.

- 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



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CRP/FSA INFO

Aerial Map



WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 39° 31.905', -91° 23.3376'

0ft 1256ft 2512ft

19-55N-4W
Ralls County
Missouri

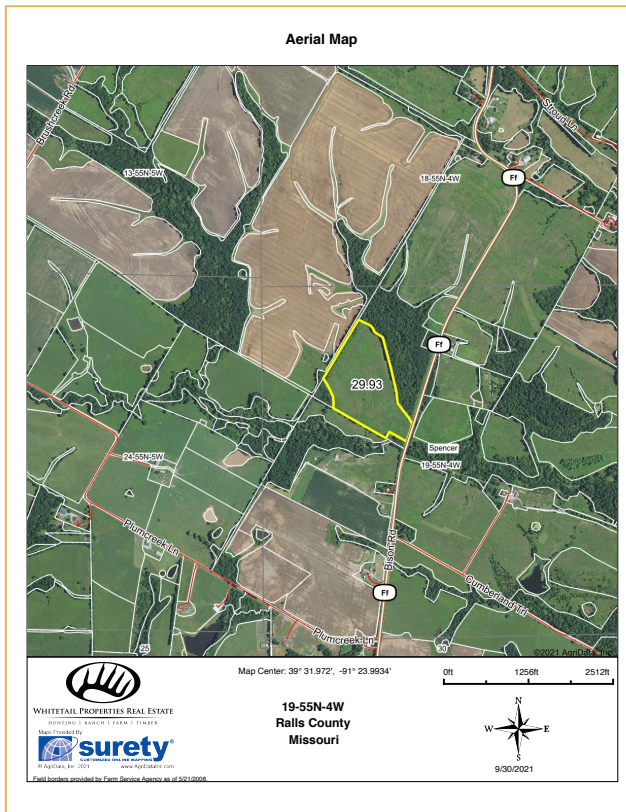


9/30/2021



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TRACT 1 INFO



Deeded Acres: 57 +/-

FSA Farmland Acres: 30 +/-

Soil Types: Mexico silt loam, Winfield silt loam

Soil PI/NCCPI/CSR2: 71.9 average NCCPI

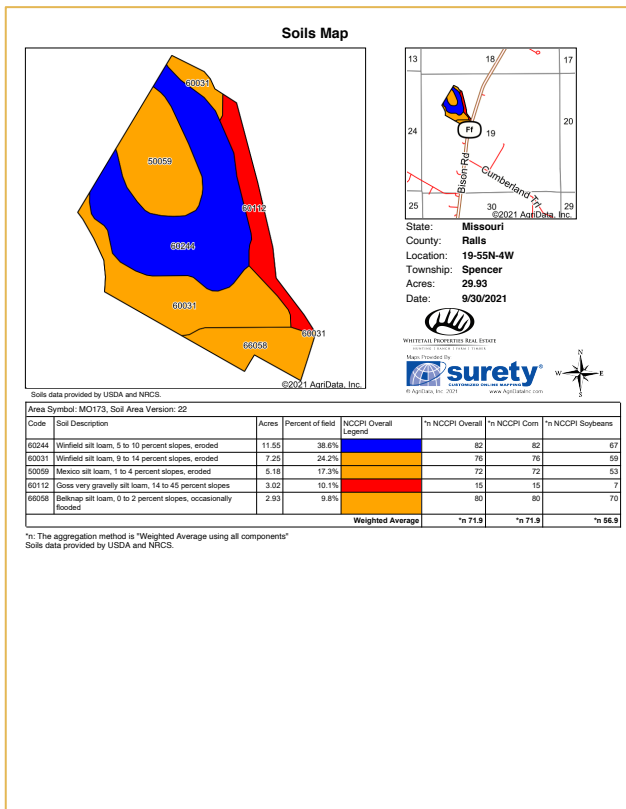
Lease Status: Open Tenancy for 2022
Subject to 2021 tenants' rights

Possession: At closing

Survey needed?: Yes

Brief Legal: S19 T55N RW4

Lat/Lon: 39.5319, -91.3957



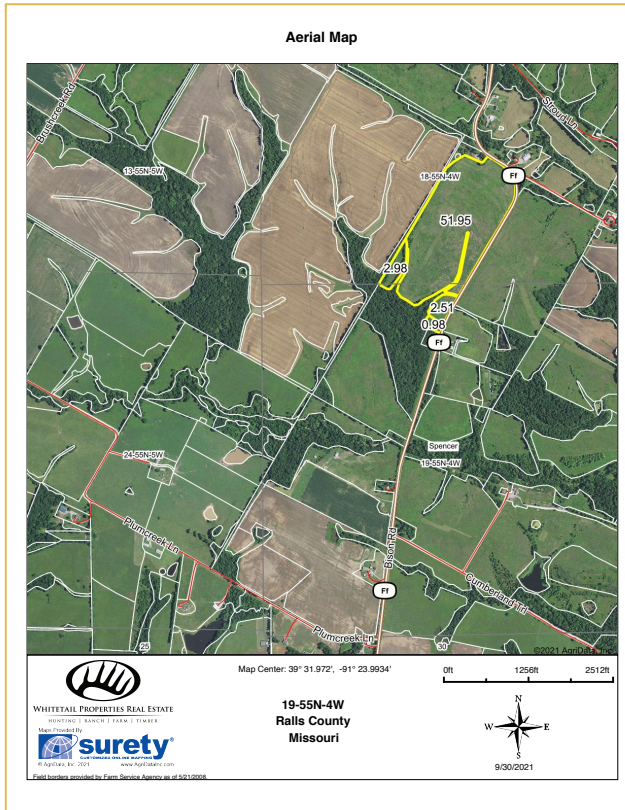
57 +/- acres that are perfect for farming, hunting, and building! 30 +/- acres of tillable consisting of Winfield and Mexico soils, mostly 5-9% slopes. Nice block of timber for hunting and recreation. Great home building site with blacktop frontage, electric, water, and high-speed fiber-optic internet. Located just over a mile from Highway 61, and about 4 miles from New London. You get the best of all worlds with this tract!

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



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TRACT 2 INFO



Deeded Acres: 57 +/-

FSA Farmland Acres: 53+/-

Soil Types: Mexico silt loam, Leonard silt loam, Armstrong loam

Soil PI/NCCPI/CSR2: 69.17 average NCCPI

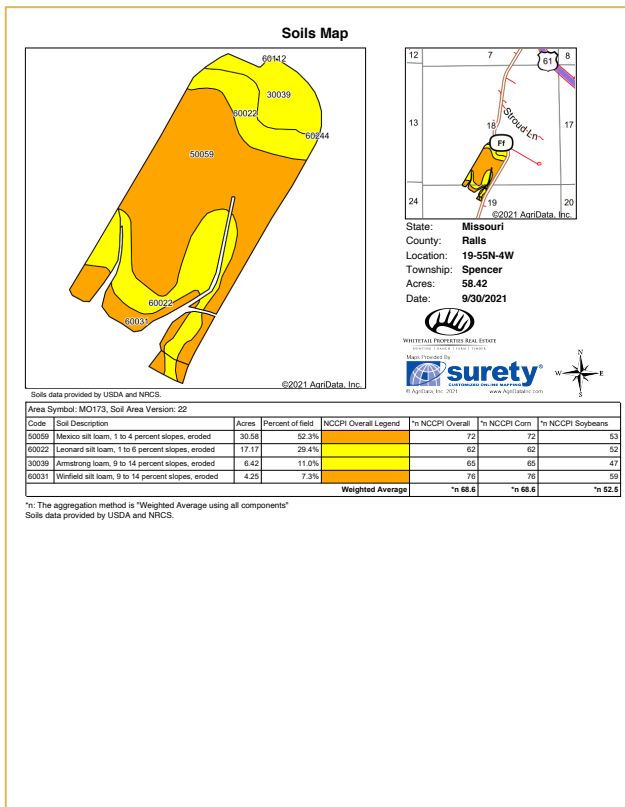
Lease Status: Open Tenancy for 2022
Subject to 2021 tenants' rights

Possession: At closing

Survey needed?: Yes

Brief Legal: S19/S18 T55N RW4

Lat/Lon: 39.5367, -91.3921



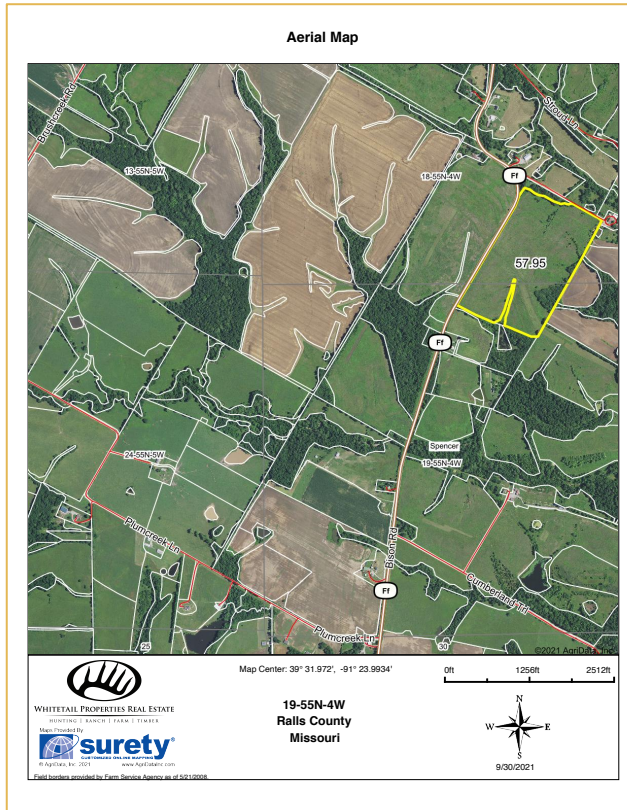
60 +/- acres of highly fertile soils. 97% tillable tract consisting of Mexico, Leonard, and Winfield soils, mostly 1-4% slopes. Terraced on the north end. Excellent building sites with blacktop frontage, electric, water, and high-speed fiber-optic internet. Great small game, deer, and bird hunting. Located only a mile from Highway 61, and about 4 miles from New London.

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



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TRACT 3 INFO



Deeded Acres: 60 +/-

FSA Farmland Acres: 57.95

Soil Types: Mexico silt loam, Leonard silt loam, Armstrong loam

Soil PI/NCCPI/CSR2: 69.7 average NCCPI

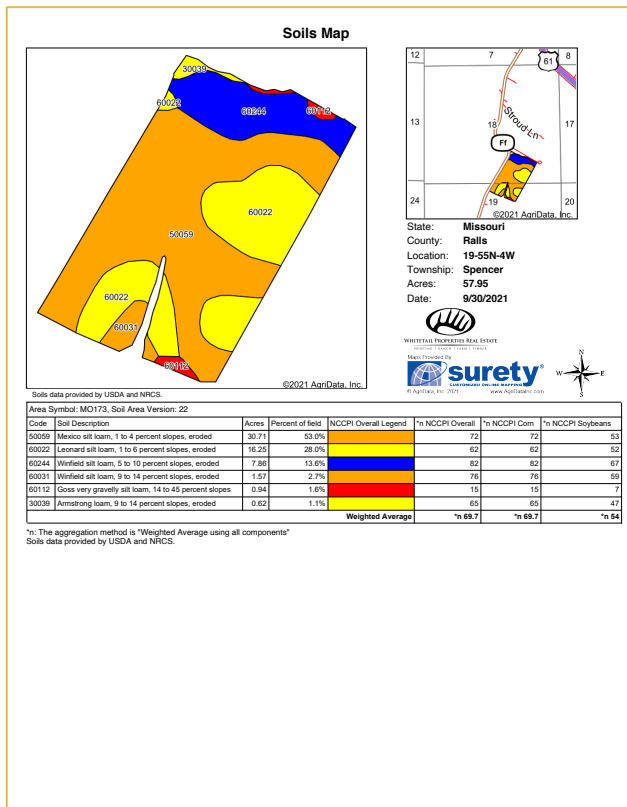
Lease Status: Open Tenancy for 2022
Subject to 2021 tenants' rights

Possession: At closing

Survey needed?: Yes

Brief Legal: S19/S18 T55N RW4

Lat/Lon: 39.5368, -91.3889



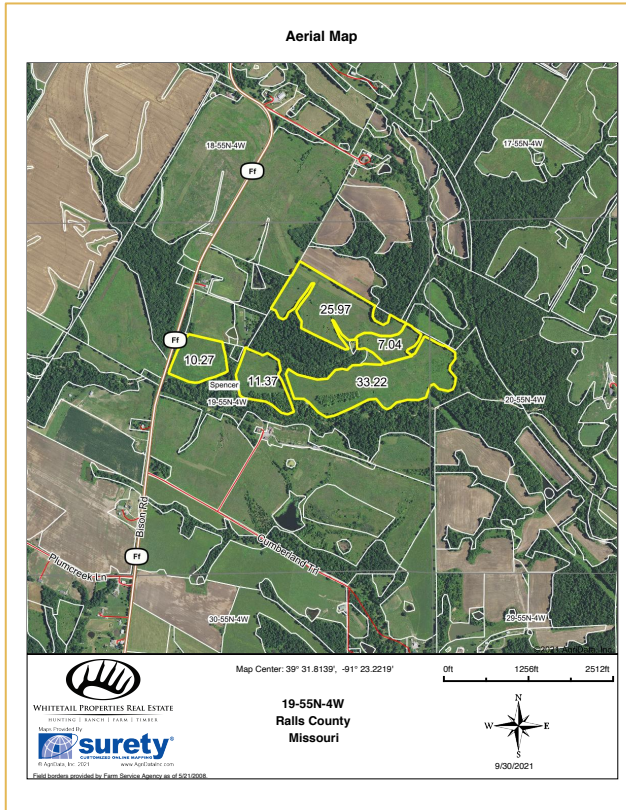
60 +/- acres of highly fertile soils. 97% tillable tract consisting of Mexico, Leonard, and Winfield soils, mostly 1-4% slopes. Terraced on the north end. Excellent building sites with blacktop frontage, electric, water, and high-speed fiber-optic internet. Great small game, deer, and bird hunting. Located only a mile from Highway 61, and about 4 miles from New London.

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



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TRACT 4 INFO



Deeded Acres: 151.5 +/-

FSA Farmland Acres: 87.9+/-

Soil Types: Winfield silt loam, Belknap silt loam, Marion silt loam

Soil PI/NCCPI/CSR2: 71.3 average NCCPI

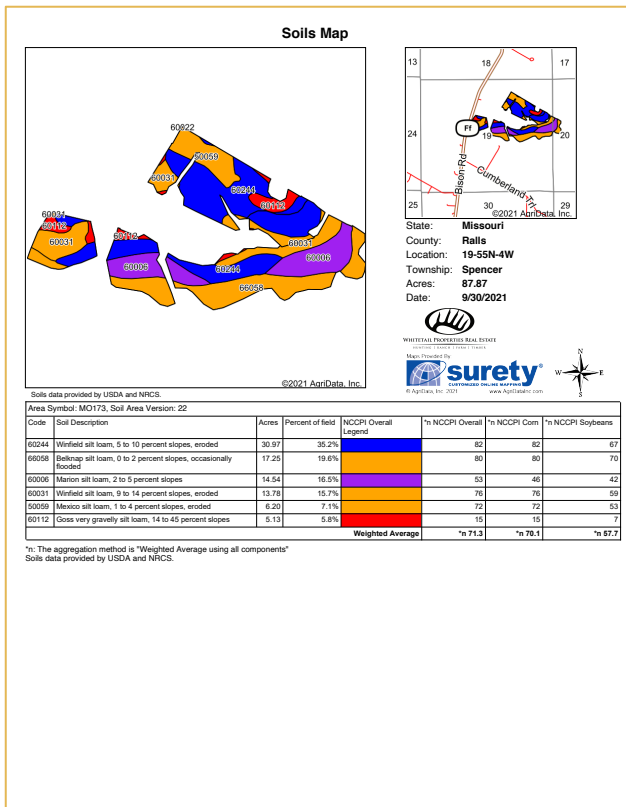
Lease Status: Open Tenancy for 2022
Subject to 2021 tenants rights

Possession: At closing

Survey needed?: Yes

Brief Legal: S19 T55N RW4

Lat/Lon: 39.5303, -91.3879



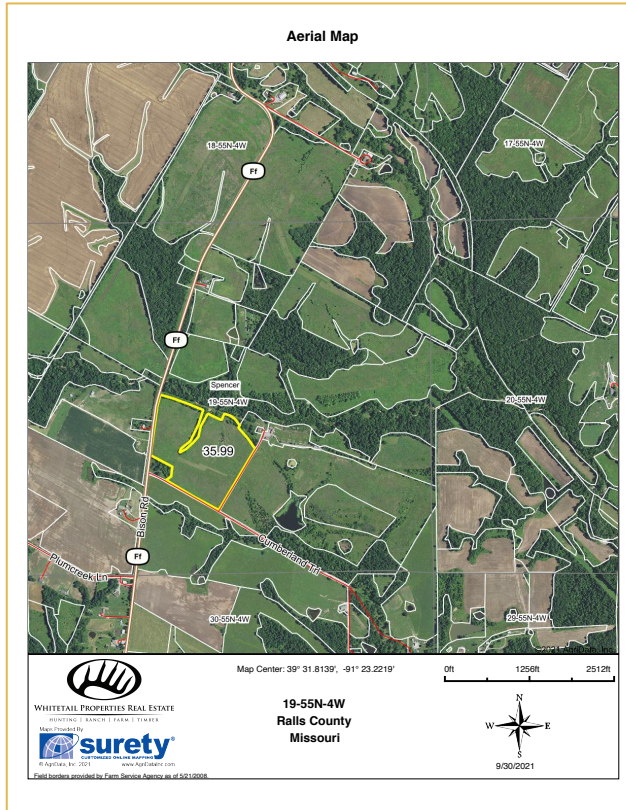
151.5 +/- acres of incredible hunting and tillable opportunities! 87+/- acres of highly fertile tillable consisting mostly of Mexico, Winfield, and Belknap soils. 5-10% slopes with terracing. There is approximately 20 acres of brush that can be cleaned up and put into production or left as-is for additional wildlife habitat. Plum Creek runs through the southern portion of the farm and makes for a great travel corridor for trophy whitetails during November. Thick blocks of timber provide great additional habitat for deer, turkeys, and small game. Great building sites with blacktop frontage, electric, water, and high-speed fiber-optic internet. Located just over a mile from Highway 61 and just over 4 miles from New London.

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



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TRACT 5 INFO



Deeded Acres: 41.5+/-

FSA Farmland Acres: 36+/-

Soil Types: Winfield silt loam, Belknap silt loam, Marion silt loam
78.9 average NCCPI

Soil PI/NCCPI/CSR2:

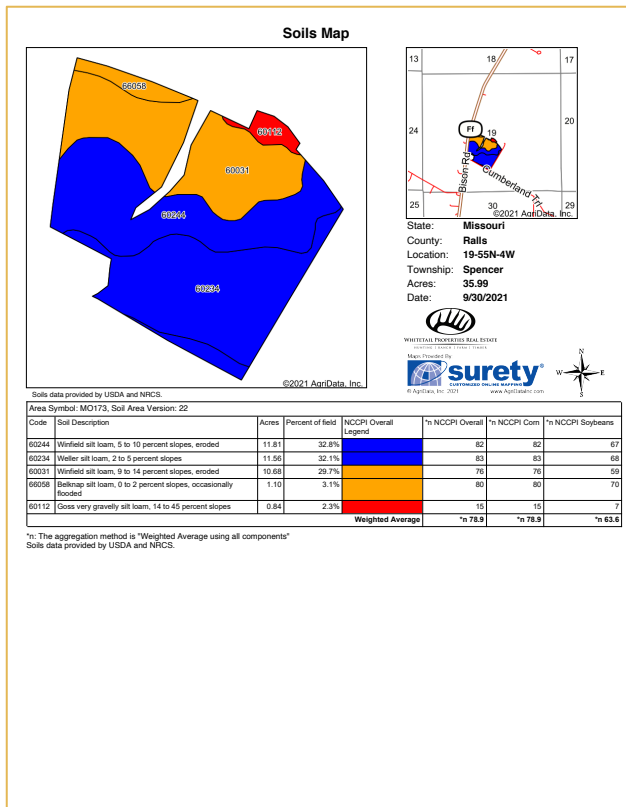
Lease Status: Open Tenancy for 2022
Subject to 2021 tenants rights

Possession: At closing

Survey needed?: Yes

Brief Legal: S19 T55N RW4

Lat/Lon: 39.5266, -91.3937



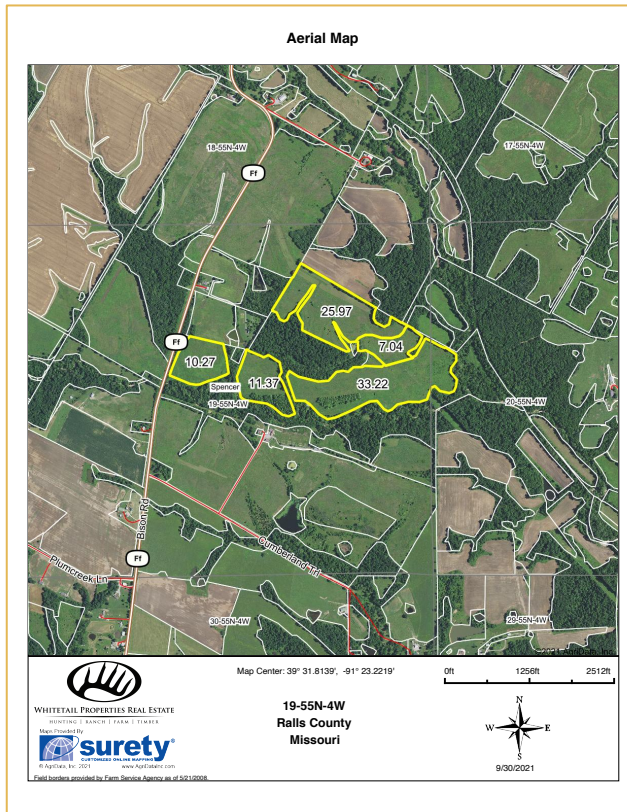
41.5 +/- acres of highly fertile soils. The 35 +/- acres of tillable consists of Winfield and Weller soils, mostly 5-10% slopes. Blacktop frontage on the west side and gravel road frontage on the south side is a huge bonus for anyone wanting multiple points of access. Great building sites with electric, water, and high-speed fiber-optic internet available. Located just over a mile from Highway 61 and just over 4 miles from New London.

- 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
-



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TRACT 6 INFO



Deeded Acres: 124.5 +/-

FSA Farmland Acres: 91

Soil Types: Weller silt loam, Winfield silt loam

Soil PI/NCCPI/CSR2: 81.2 average

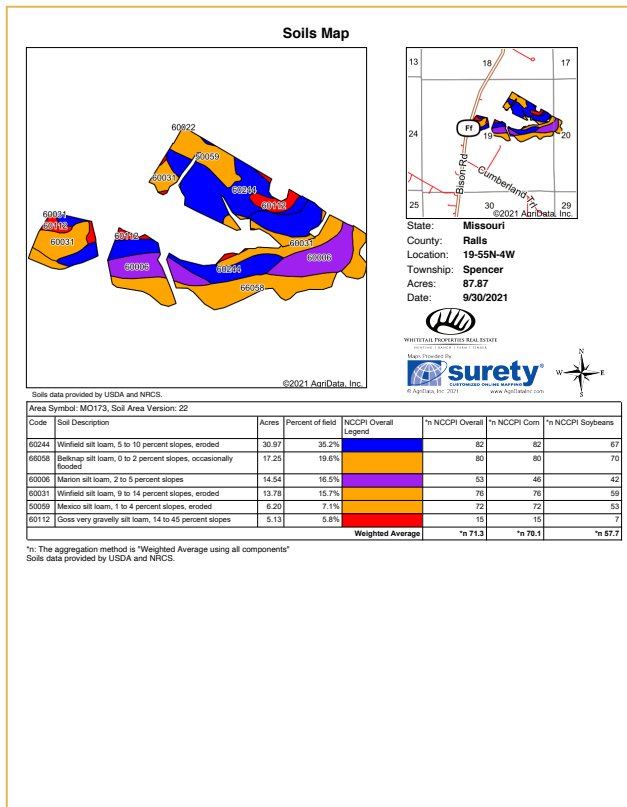
Lease Status: Open Tenancy for 2022
Subject to 2021 tenants' rights

Possession: At closing

Survey needed?: Yes

Brief Legal: S19/S18 T55N RW4

Lat/Lon: 39.5247, -91.3864



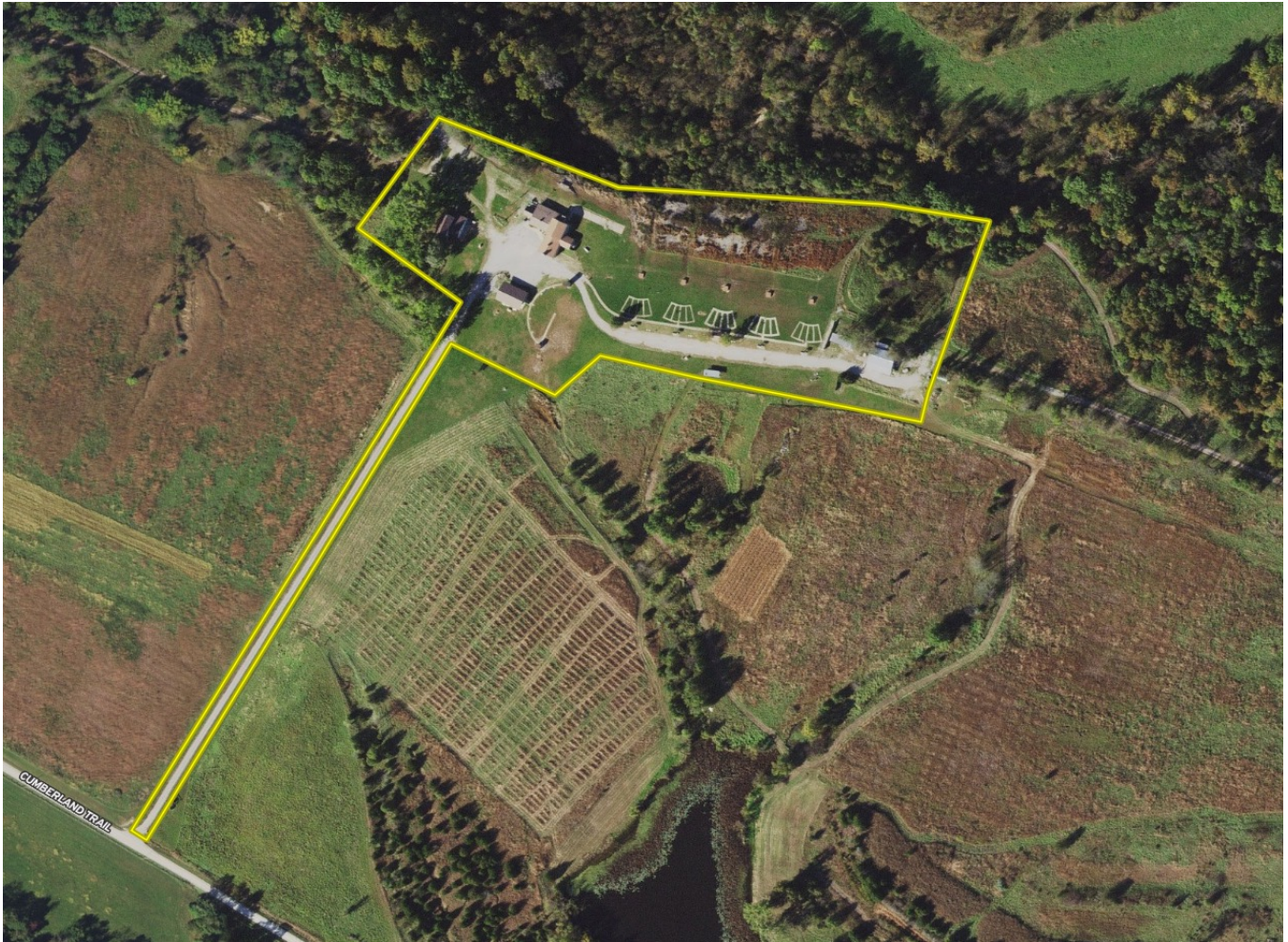
124.5 +/- acres of tillable, hunting, and fishing! 91+/- of highly fertile tillable consisting of Weller and Winfield soils, mostly 5-9% slopes. Some terracing in place. Plenty of timber and brushy pockets for small game, birds, deer and turkeys. The timber ridge that runs above Plum Creek is an excellent travel corridor for big trophy whitetails in the fall and makes for an obvious place for turkeys to roost in the spring! There is an approximately 2-acre lake that is stocked and ready to fish. Plenty of great building sites with easy access. Electric, water, and high-speed internet are available. Located about 2 miles from Highway 61, and 5 miles from New London.

- 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



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TRACT 7 INFO



10.5 +/- acres with a 7 bed/3 bath lodge, trap shooting stations and pavilion! What was once the main lodge for Ka-Tonka Game Preserve & Sporting Clays can now be yours! This 5000 sq ft lodge features a 1200 +/- sq ft main room with a fireplace, bar, locker room, kitchen, 7 bedrooms, and 3 bathrooms. There are 5 trap shooting stations, as well as the clay pigeon throwers to go with them. The maintenance shed works great for storage, and a nice pavilion sits out front that is ready to be used for entertaining guests. The setting is very peaceful and private. There are camper hookups with electric and water for hosting additional guests. This is a cool setup for anyone who likes shooting sports! The location is great - only 2 miles from Highway 61, and about 5 miles from New London.

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



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/QUALITY-TILLABLE-WITH-GREAT-RECREATIONAL-OPPORTUNITIES](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/QUALITY-TILLABLE-WITH-GREAT-RECREATIONAL-OPPORTUNITIES)

**FOR MORE INFORMATION
CALL TEXT OR EMAIL:**



YOUR LOCAL LAND SPECIALIST

AARON BENNETT, *MISSOURI LAND SPECIALIST*

M: (636) 887-1022

AARON.BENNETT@WHITETAILPROPERTIES.COM

