

RANCH & FARM AUCTIONS LLC

INTRODUCTION

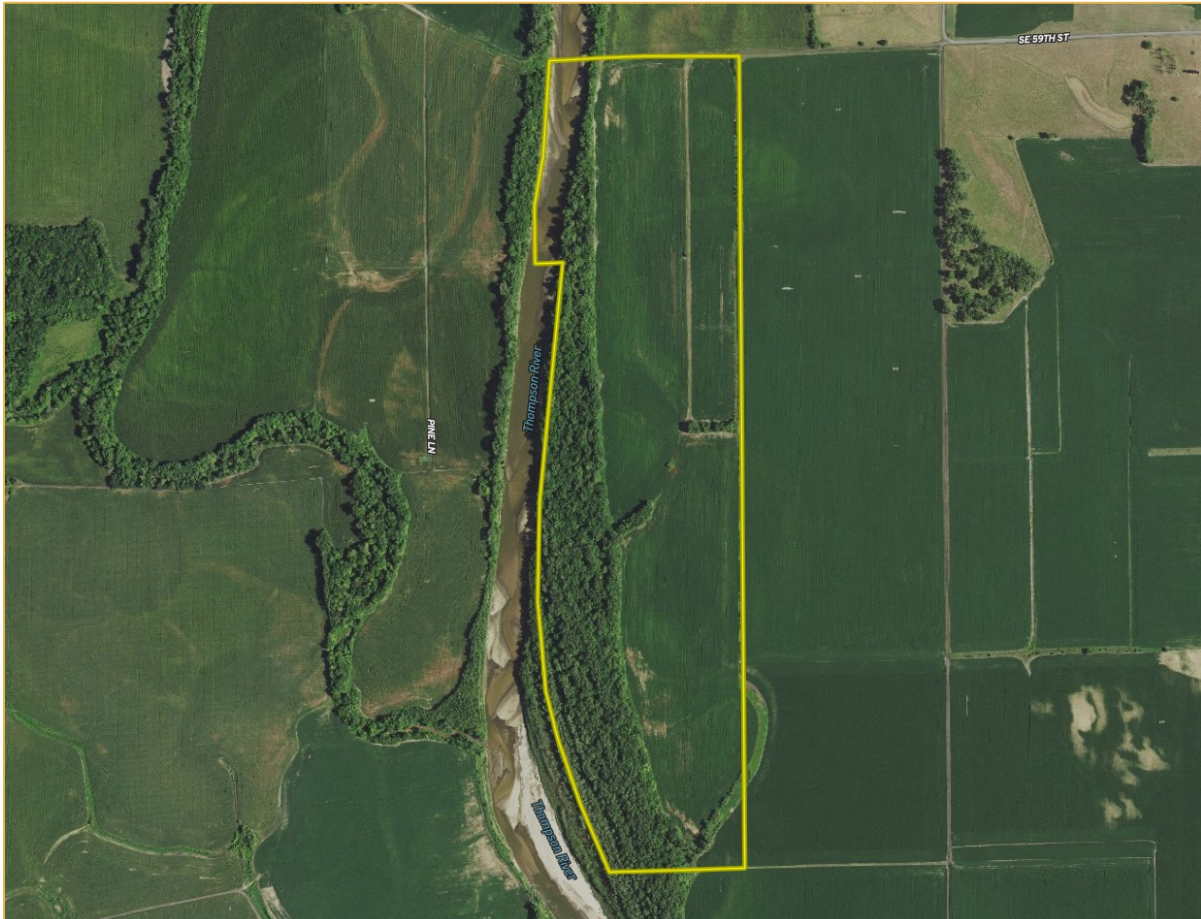
GRUNDY CO, MO 164.3 +/- ACRES

AUCTION DETAILS

- **DATE/TIME:** 12/15/21 AT 5:30 PM
- **AUCTION TYPE:** LIVE AND ONLINE
- **AUCTION LOCATION:** KETCHAM COMM CENTER
1322 MAPLE ST
TRENTON, MO 64683

PROPERTY DETAILS

- **TOTAL ACRES:** 164.3+/- ACRES OFFERED IN 1 TRACT
- **DETAILS:** 95.54 ACRES TILLABLE AND BALANCE IN TIMBER
- **SELLER:** DOLAN



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INTRODUCTION

GRUNDY CO., MO 164.3+/- ACRES

ENTIRE FARM DESCRIPTION

High quality Thompson River bottom row crop farm. 95.61 FSA tillable acres of high yielding soils boast an outstanding NCCPI average of 85.3 on 0-2% slopes. The balance of the farm is timber, including abundant marketable softwood trees such as cottonwood and maple. With frontage along the Thompson River, the farm also offers excellent recreational opportunities for deer, turkeys, waterfowl, and fishing. Recreational leases in the area commonly bring \$20 or more per acre, which could be a significant contributor to ROI.

- 95.61 FSA tillable acres
- Outstanding NCCPI of 85.3 on 0-2% slopes
- Abundant marketable softwood timber including cottonwood and maple
- Excellent recreational opportunities for deer, turkeys, waterfowl, and fishing
- Located just south of Trenton
- Located north of Chillicothe



RANCH & FARM AUCTIONS LLC

FSA MAP



All Measurements are For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Grundy Co. FSA

Corn Yellow Grain=C, Popcorn=Pop
 Soybeans Corn Grain=SB, Covrc-ceg-co=CCC
 Sorghum Grain=Milo, Covrc-bob-co=CCB
 Wheat Soft Winter Grain=SRW
 Wheat Hard Winter Grain=HRW
 Mixed Forage LGM Graze= P
 Oats Spring Grain=O, MixFG LS= LS
 Mixed Forage LGM Forage=H
 *Unless notated on Map

1:7,920



Program Year: 2021

Created: 1/12/2021

Flown: 2018-07-27

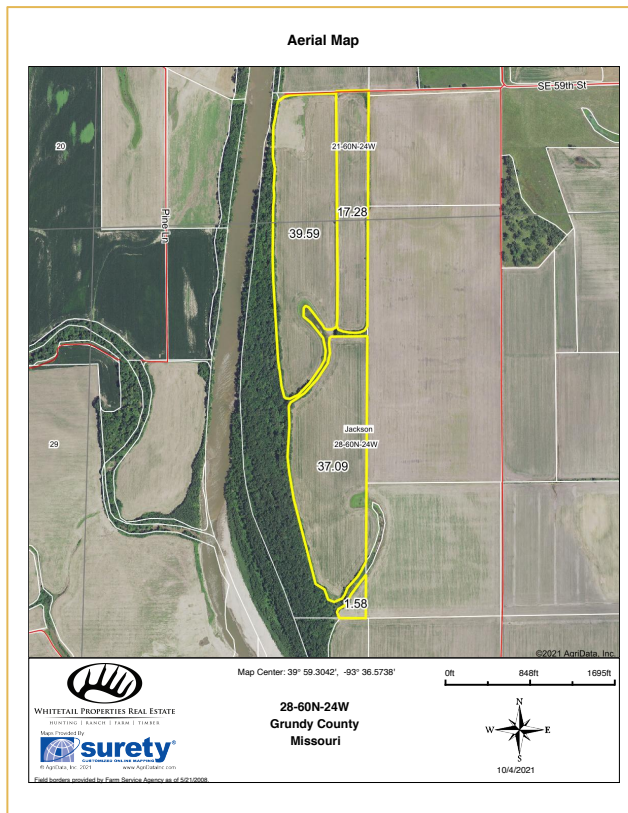
- clu
- crp
- plss

**Farm 2164
 Tract 1619**

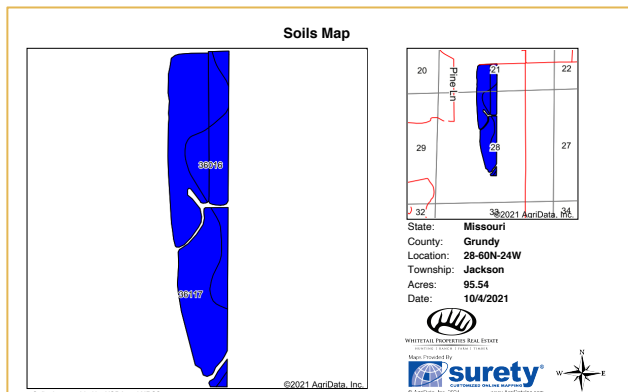


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TRACT 1 INFO



TRACT #:	164.3 Taxable Acres
DEEDED ACRES:	135.29 acres
FSA FARMLAND ACRES:	95.61 DCP acres
DCP CROPLAND ACRES:	Nodaway silt loam, Humeston silt loam
SOIL TYPES:	85.3 NCCPI
SOIL PI/NCCPI/CSR2:	Corn base acres 48.10/PLC Yield 115, Soybean base acres 47.50/PLC Yield 34
BASE ACRES AND YIELD:	none
TAXES:	\$1156.16
LEASE STATUS:	Open Tenancy for 2022 crop year
POSSESSION:	Immediate possession
SURVEY NEEDED?:	No survey needed
BRIEF LEGAL:	S28 T60N R24W in Grundy Co, MO
PIDS:	1405210000001000 & 140828000000300
LAT/LON:	39.9958 -93.6098



Soils data provided by USDA and NRCS.

Area Symbol: M0079, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	% NCCPI Overall	% NCCPI Corn	% NCCPI Soybeans
36117	Nodaway silt loam, heavy sil. 0 to 2 percent slopes, occasionally flooded	70.61	73.9%		84	84	81
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	24.93	26.1%		89	89	78
	Weighted Average				% 85.3	% 85.3	% 88.5

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



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/THOMPSON-RIVER-BOTTOM-TILLABLE-FARML-TILLABLE-FARM-WITH-](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/THOMPSON-RIVER-BOTTOM-TILLABLE-FARML-TILLABLE-FARM-WITH-INCOME-IN-FORD-CO-IL)

[INCOME-IN-FORD-CO-IL](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/THOMPSON-RIVER-BOTTOM-TILLABLE-FARML-TILLABLE-FARM-WITH-INCOME-IN-FORD-CO-IL)

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



YOUR LOCAL LAND SPECIALIST

JASON PATTERSON, *MO LAND SPECIALIST*

M: (816) 824-6282

JASON.PATTERSON@WHITETAILPROPERTIES.COM

