

LAND AUCTION



269.53 AC± | 2 TRACTS | JASPER CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/9/22 | AUCTION TIME: 10:00 AM

AUCTION LOCATION: VENUE 105

6960 COUNTY ROAD 105, CARTHAGE, MISSOURI 64836

This prime multi-generational farm would be a great addition to your existing farm holdings or investment portfolio. Located in the heart of Jasper County just outside of Carthage, this Spring River bottom farm offers the best of both worlds. Currently, 75% of the 269.54 acres are in crop production. River access lends itself to extensive potential irrigation possibilities. The remaining 25% of the ground has excellent mixed-use options. There is an abundant whitetail and turkey population as well as other small game, which comprises excellent hunting or hunting lease opportunities. A very nice campsite with river access has been established which includes the addition of a concrete slab area. Other recreational opportunities include fishing, kayaking, swimming, and arrowhead hunting. Historically, the farm holds significance, Carthage was the site of the first battle of the Civil War and a large part of the conflict occurred not only in Carthage but also east along Spring River including this farm. To this day, artifacts are still being found and added to collections. Please take a very close look at this opportunity. It is the first time in 60 years the property has been available on the open market making it an extremely desirable acquisition.



TRACT 1: 207.54 ± ACRES

Tract 1 has approximately 155 acres of tillable river bottom soils and is currently in production. The remaining 52 acres are great multi-use recreational acres. There is an abundant whitetail and turkey population as well as other small game, which comprises excellent hunting or hunting lease opportunities. There is a very nice established campsite with river access which allows for fishing, kayaking, and swimming. Access to tract 1 is via 2 routes, one crossing from the south off of Chestnut street and the second from the west off of N. River street.



TRACT 2: 61.99 ± ACRES

Tract 2 has approximately 48 acres of tillable river bottom soils and is currently in production. The remaining 14 acres are great multi-use recreational acres. There is an abundant whitetail and turkey population as well as other small game, which comprises excellent hunting or hunting lease opportunities. A 3 acre open area enclosed by timber next to the river has great food plot potential. River allows for fishing, kayaking, and swimming. Easy access to tract 2 is via 2 routes, one crossing from the south off of Chestnut street and the second from the west off of N. River street.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JEFF QUADE, AGENTS: 417.540.0691 | jeff.quade@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.