



LAND AUCTION



198 AC± | 3 TRACTS | CLARK CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/11/22 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: CARE BUILDING
451 N VINE ST | KAHOKA, MO

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 auction. 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.



TRACT 1: 77 +/- ACRES

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: 47.25 +/- ACRES

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: 73.75 +/- ACRES

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

WHITETAIL PROPERTIES REAL ESTATE, LLC - JEFF PROPST, AGENT (636) 209-0362
FARMERS NATIONAL COMPANY - DAVID PECK, AGENT (573) 268-8727

RANCHANDFARMAUCTIONS.COM

FARMERSNATIONAL.COM

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

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