

MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

323.9 ACRE M/L ATCHISON COUNTY, MO TILLABLE AUCTION – 4 TRACTS

140th ST. WESTBORO, MO 64498

Atchison County











ATCHISON CO. TILLABLE AUCTION
SELLS BY CHOICE - 4 TRACTS
LIVE & ONLINE BIDDING
SEPTEMBER 3, 2025 - 6:00 pm
ATCHISON CO. MEMORIAL BUILDING
417 SOUTH MAIN, ROCKPORT, MO 64482

AUCTIONEERS NOTE: This is a fantastic opportunity to acquire prime tillable and hunting land in renowned Atchison County, MO. The property spans 323.9 acres and has been fully surveyed into 4 tract offerings. Tracts 1 and 2 benefit from windmill income, with a windmill option lease that extends until 2045. According to the FSA, 236 acres are currently tillable, with an additional 2.23-acre field that could be cultivated. The farm will sell free and clear of tenants for the 2025 hunting season and 2026 crop season. We have received cash rent offers up to \$240/Acre if desired for 2026. Buyers may have early hunting rights with 10% down.

SELLER RESERVES THE RIGHT TO SELL PRIOR TO AUCTION.

Tract 1 – 69.7 acres (Surveyed Acres)

- 54.45 Acres currently in tillable production per 578 FSA
- ◆ Approx 10,275' of terraces which are also able to be deprecated
- Approx Windmill option income of \$531.16 quarterly and \$2124.64 yearly
- ◆ Approx Taxes \$300.30

Tract 2 – 92.3 Acres (Surveyed Acres)

- 69.19 Acres currently in tillable production per 578 FSA Map
- 2.23 Acre field that could be added to Tillable or utilized for a great food plot.
- Approx. 1.25 acre lake. Great for recreation and fishing.
- Approx 10,300' of terraces which are also able to be deprecated.
- Approx Windmill option income of \$682.92 quarterly and \$2731.68 yearly
- A couple great hunting locations.
- Approx Taxes \$386.10

Tract 3 – 128.9 Acres (Surveyed Acres)

- 102.87 Acres currently in tillable production per 578 FSA
- Approx 25,500' of terraces which are also able to be deprecated.
- Great hunting opportunities!!
- Property features 1 pond
- Approx Taxes \$540.54

Tract 4 – 33 Acres (Surveyed Acres)

- This tract is mainly designed to provide a nice affordable hunting tract of building spot. The north line was surveyed to give 360 degree access with a little work to the hunt able timber. The mature timber and drainage are is sure to be a great travel route come fall, and hopefully a roosting destination for spring time gobblers. The addition of 9.87 acres tillable will help provide food and some income to help with your goals.
- Approx Taxes \$145.86

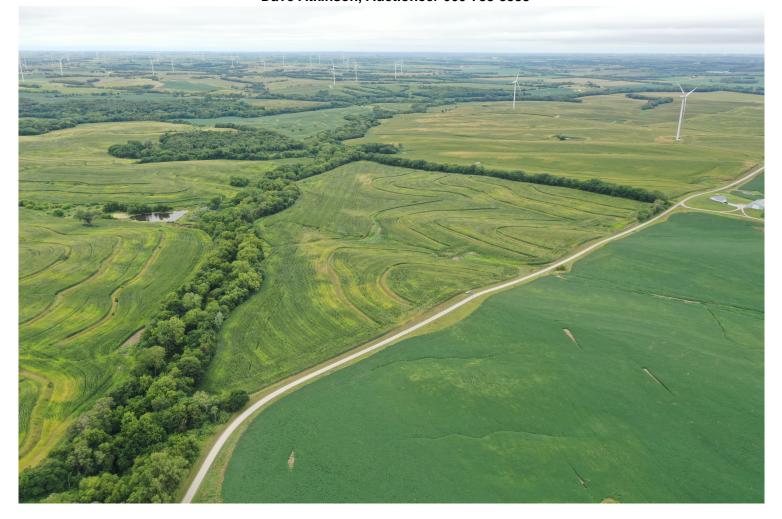
TERMS & CONDITIONS

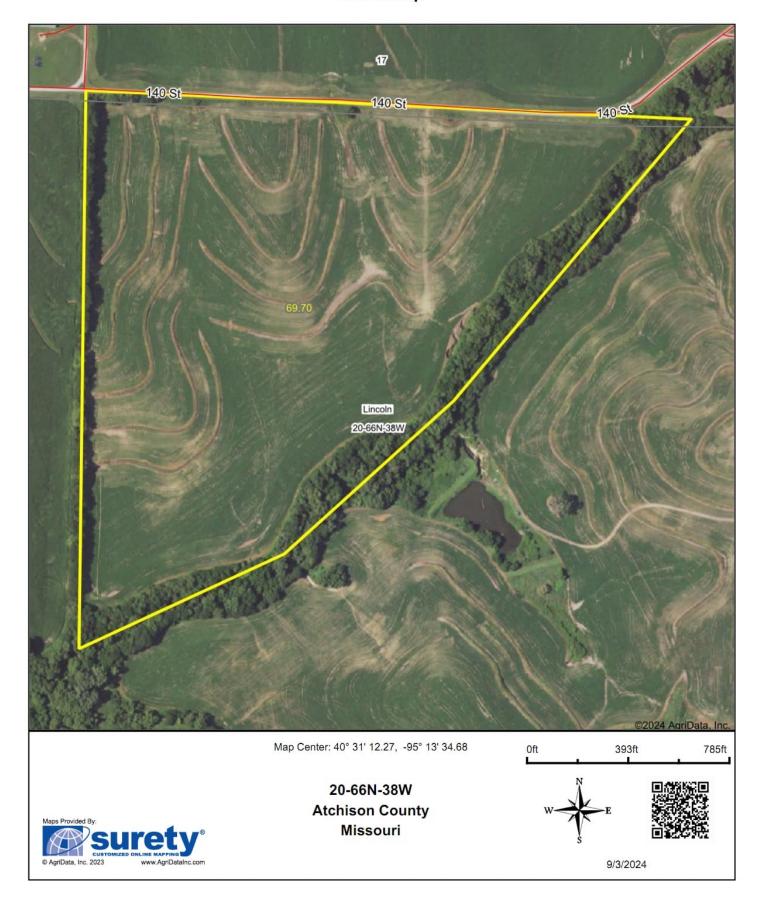
- NO Buyer's Premium What you bid is what you pay.
- 10% down payment required within 24 hours of auction close (unless other arrangements are made).
- Closing: On or before Nov 5, 2025 at Linn Co. Title (unless prior arrangements have been made).
- Possession for hunting granted upon deposit of the 10% down payment.
- Bidders responsible for ensuring financing is in place prior to bidding.
- Internet bidding assistance is available—please contact us if you need help.
- Statements made up to and including auction day take precedence over all printed material

FORMAT:

- AUCTION will be run online and live simultaneously.
- ONLINE BIDDING: Starts Sept 1, 2025 ends at the conclusion of the live auction September 3, 2025
- LIVE BIDDING: September 3, 2025 at 6 pm ATCHISON COUNTY MEMORIAL BUILDING
- ACTUAL BIDDING: Bidding can be placed in intervals, by jump bid, or max bid. If you want to place a bid above the next interval it will prompt another screen asking if you want it to be a jump bid or max bid.
- JUMP BIDS are enabled to where you can enter a bid above the next interval. This bid will automatically be
- MAX BIDS will be bid at the preset intervals and only be triggered to raise by another bid.
 PUSH BIDS will force MAX BIDS to next interval; however earliest MAX BIDS take precedence in a tie.
- PROPERTY SELLS SUBJECT TO SELLERS APPROVAL
- SELLER RESERVES THE RIGHT TO SELL PRIOR TO AUCTION.

Missouri Land and Farm Auctions Jeff Quinn, Broker 660-734-3925 Dave Atkinson, Auctioneer 660-788-3333





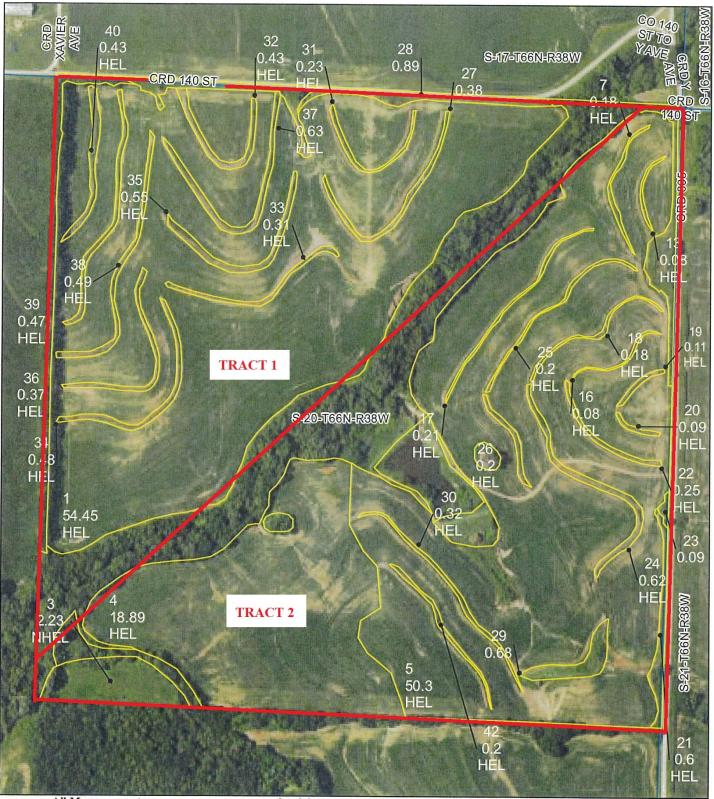
CERVEN 90.71

THOMSON 75.89

Map Date: January 09, 2023 Atchison County Commission Acturis Livengood - Presiding Commissioner Richard C Burke - Southern District Jim Quimby - Northern District Data Courtesy of Achishon County Geographic Information System This data was primarily developed for tax purposes and is not considered survey accurate. ST Highways CO Highways 15-0 65-33 Sections Streets / Roads 1 inch = 0.84 miles Political To Lori Jones - Assessor / GIS Analyst Stephanie Shineman - RE Clerk / GIS Coordinator https://atchison.integritygis.com Rail Roads Most parcels > 10 ac labeled Water Levee 64-40 Land Hooks

- - Easements

33



All Measurements are For FSA Programs Only Wetland Determination Identifiers

- Restricted Use
 - Zimited 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.

Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR POP=CORN-POP-GR; SB=SOYBN-COM-GR WHT=WHEAT-HARD RED WINTER-GR P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS ALF=ALFAL-FG; I=Irrigated

All fields non-irrigated *Unless notated on Map

1 inch equals 370 feet

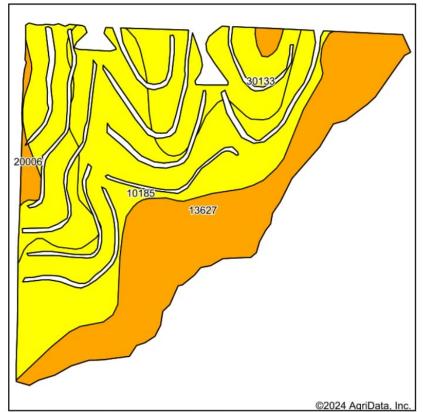
Program Year: 2024

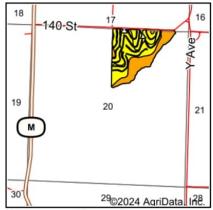
Created: 3/28/2024 Flown: 2022-7-10



Farm 4301 Tract 407

Soils Map





Missouri State: **Atchison** County: 20-66N-38W Location: Township: Lincoln Acres: 55.06 Date: 7/30/2024



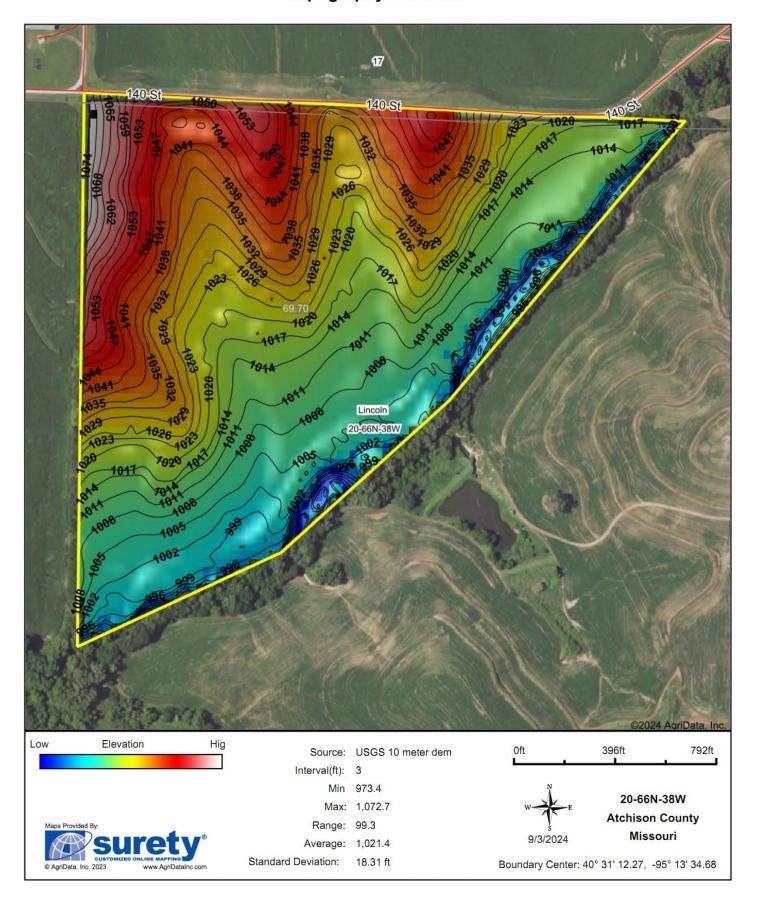


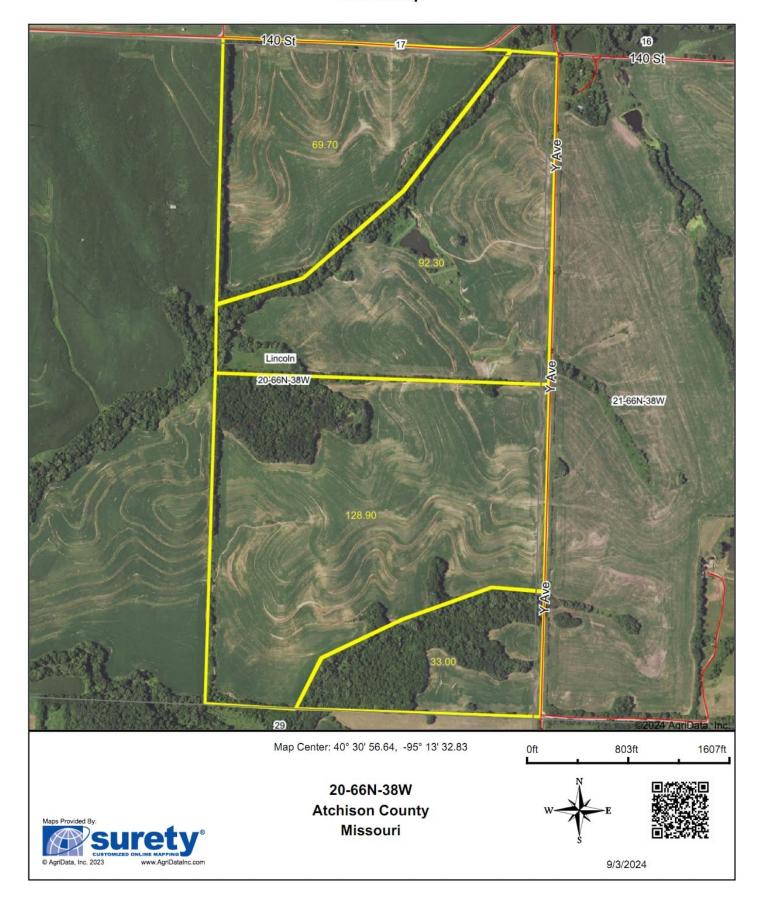
Soils data provided by USDA and NRCS.

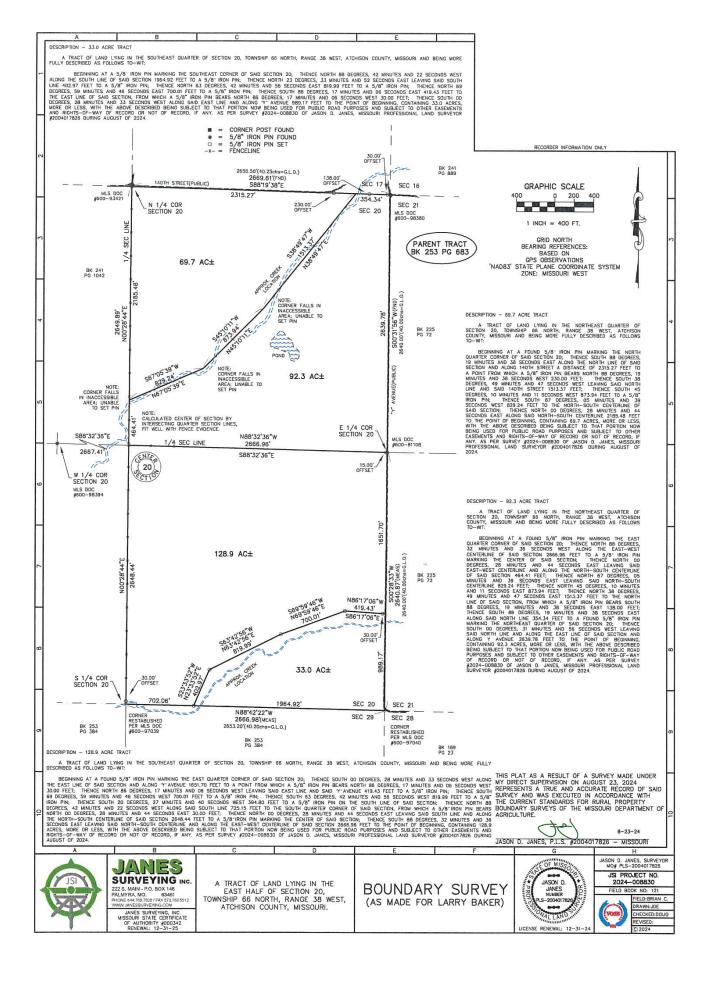
Area Symbol: MO005, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	21.41	38.9%		Ille	55
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	17.94	32.6%		llw	67
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	14.38	26.1%		Ille	47
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.33	2.4%		lle	79
				Weighted Average	2.65	*n 57.4

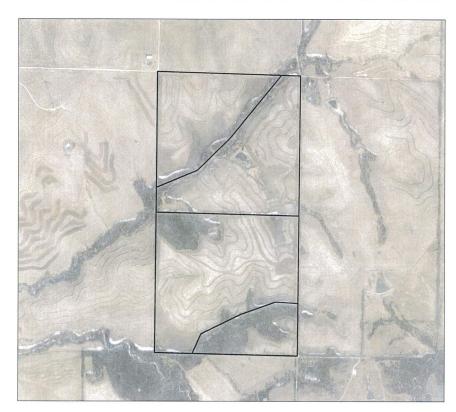
^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade











GRAPHIC SCALE 800 0 400 800

1 INCH = 800 FT.

THIS MAP HAS BEEN PREPARED AS A VISUAL AID AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. NO WARRANTY BY THIS FIRM IS EITHER GIVEN OR IMPLIED AS TO ITS ACCURACY.

IMAGE COURTESY OF:

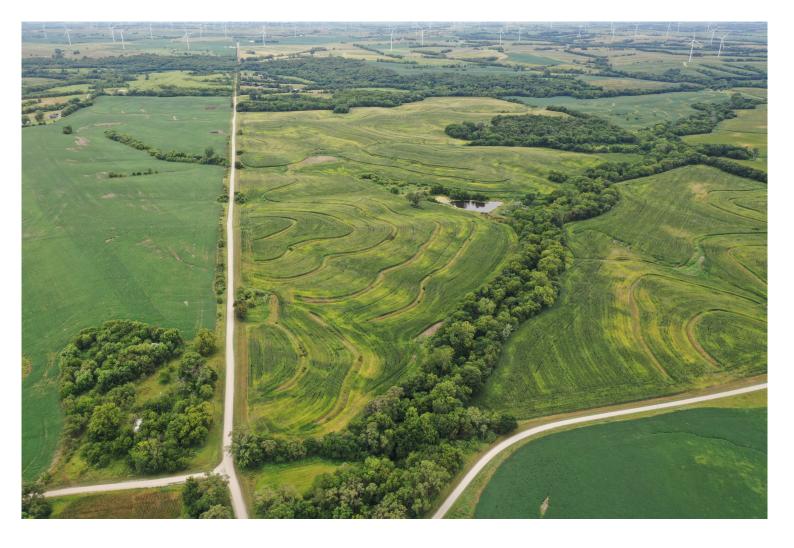


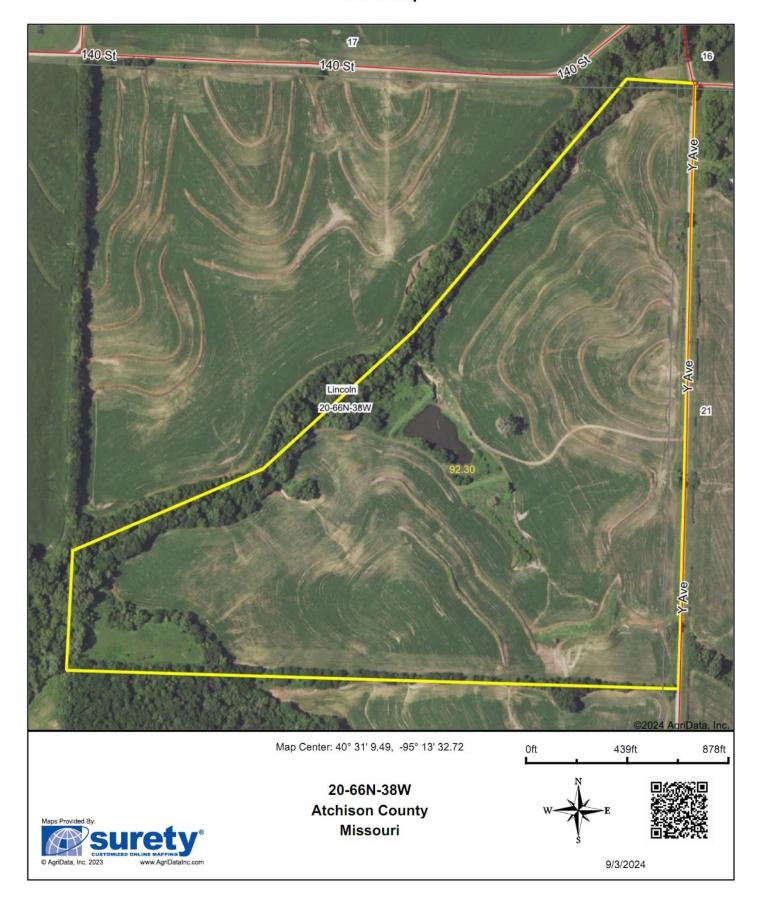


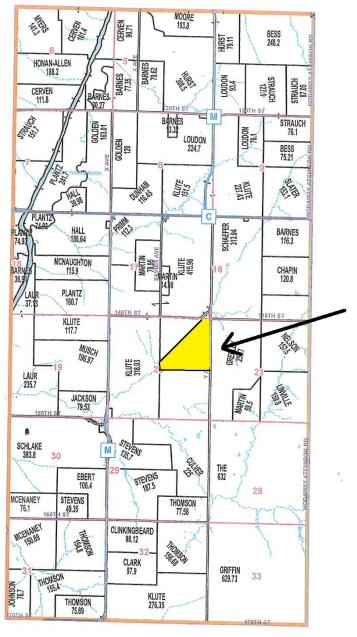




©2024



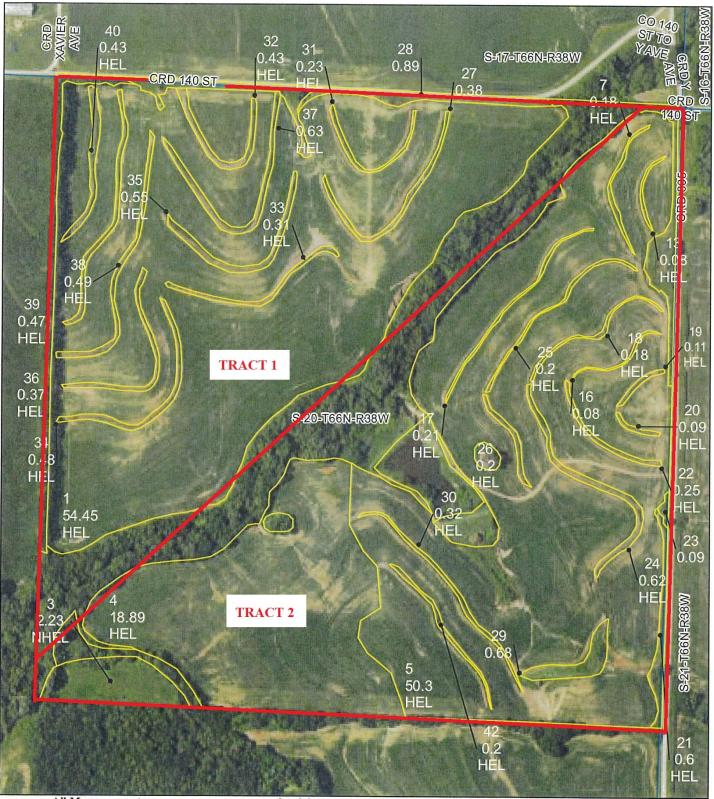




See Pages 35 & 37

Map Date: January 09, 2023 Atchison County Commission Acturis Livengood - Presiding Commissioner Richard C Burke - Southern District Jim Quimby - Northern District Data Courtesy of Achishon County Geographic Information System This data was primarily developed for tax purposes and is not considered survey accurate. ST Highways CO Highways 15-0 65-33 Sections Streets / Roads 1 inch = 0.84 miles Political To Lori Jones - Assessor / GIS Analyst Stephanie Shineman - RE Clerk / GIS Coordinator https://atchison.integritygis.com Rail Roads Most parcels > 10 ac labeled Water Levee 64-40 Land Hooks

- - Easements



All Measurements are For FSA Programs Only Wetland Determination Identifiers

- Restricted Use
 - Zimited 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.

Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR POP=CORN-POP-GR; SB=SOYBN-COM-GR WHT=WHEAT-HARD RED WINTER-GR P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS ALF=ALFAL-FG; I=Irrigated

All fields non-irrigated *Unless notated on Map

1 inch equals 370 feet

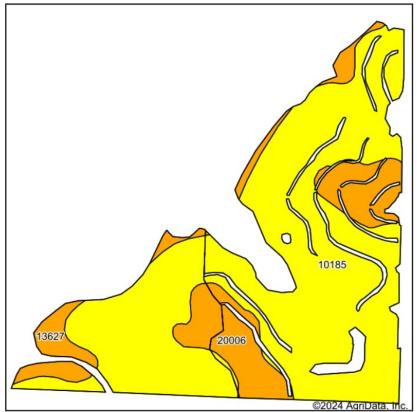
Program Year: 2024

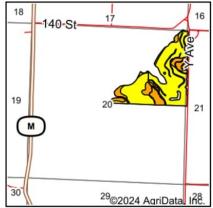
Created: 3/28/2024 Flown: 2022-7-10



Farm 4301 Tract 407

Soils Map





State: Missouri County: **Atchison** Location: 20-66N-38W Township: Lincoln Acres: 73.04 Date: 7/30/2024



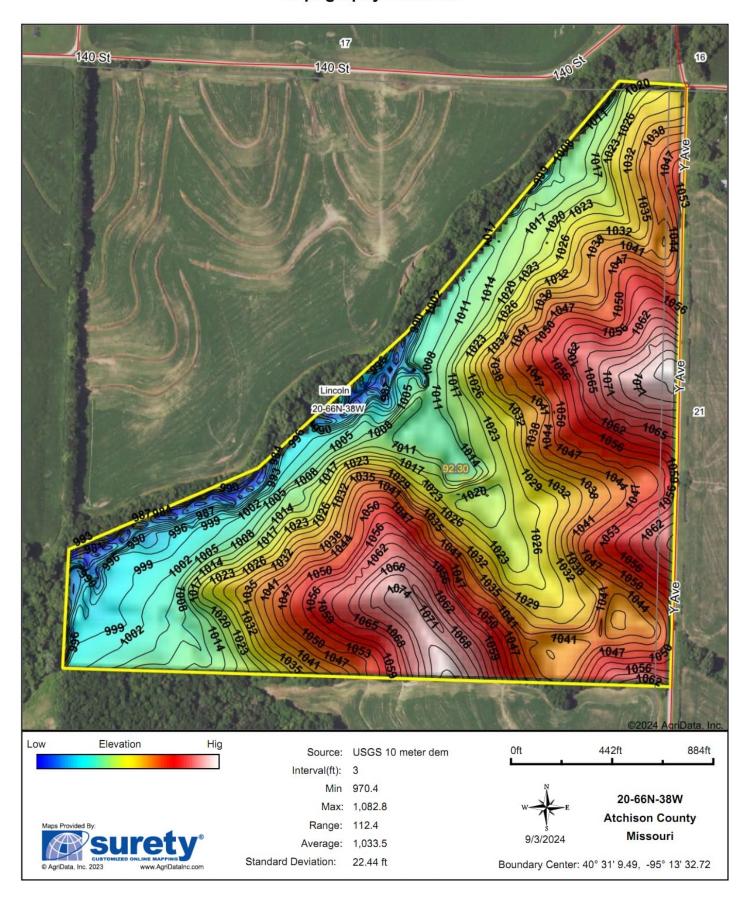


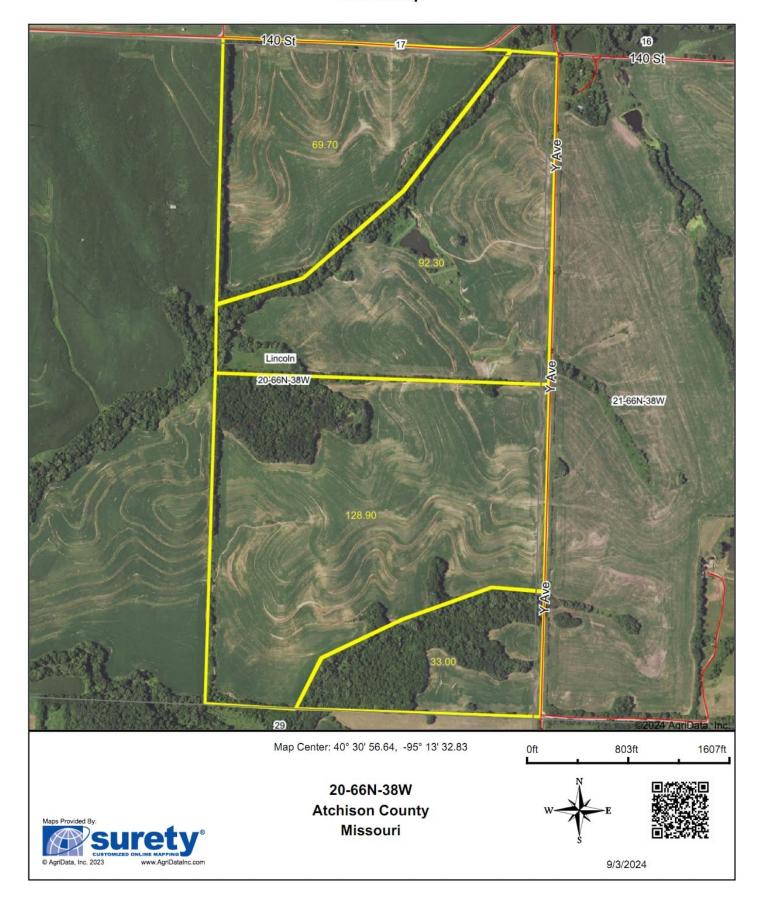
Soils data provided by USDA and NRCS.

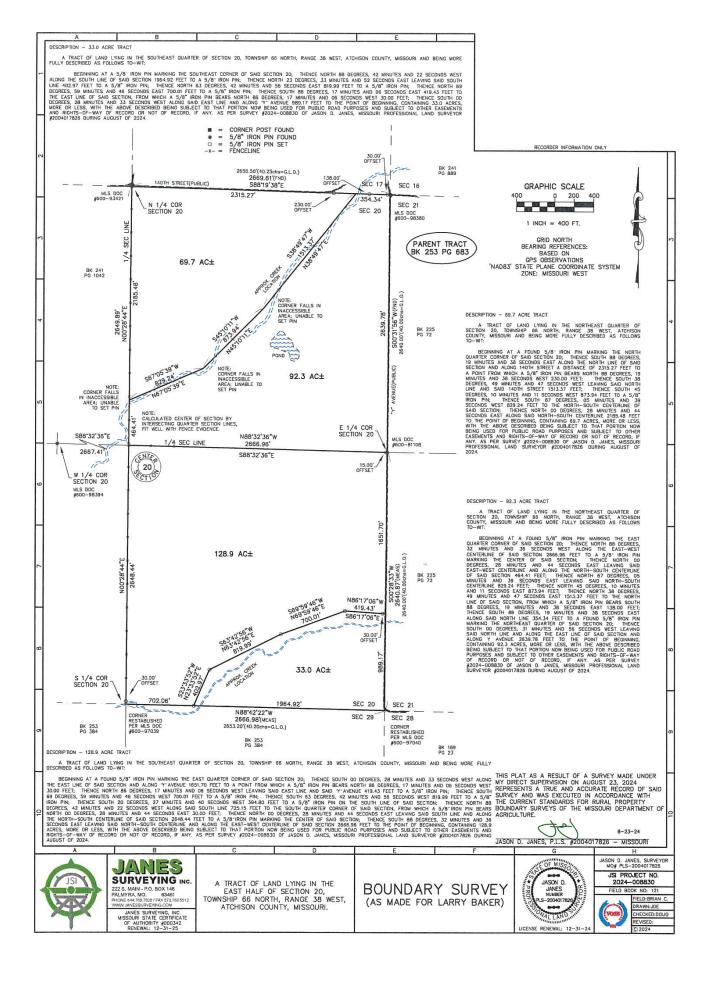
Area S	ymbol: MO005, Soil Area Version: 26					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	57.36	78.5%		lile	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	10.73	14.7%		lle	79
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	4.95	6.8%		llw	67
Weighted Average						*n 59.3

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade











GRAPHIC SCALE 800 0 400 800

1 INCH = 800 FT.

THIS MAP HAS BEEN PREPARED AS A VISUAL AID AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. NO WARRANTY BY THIS FIRM IS EITHER GIVEN OR IMPLIED AS TO ITS ACCURACY.

IMAGE COURTESY OF:



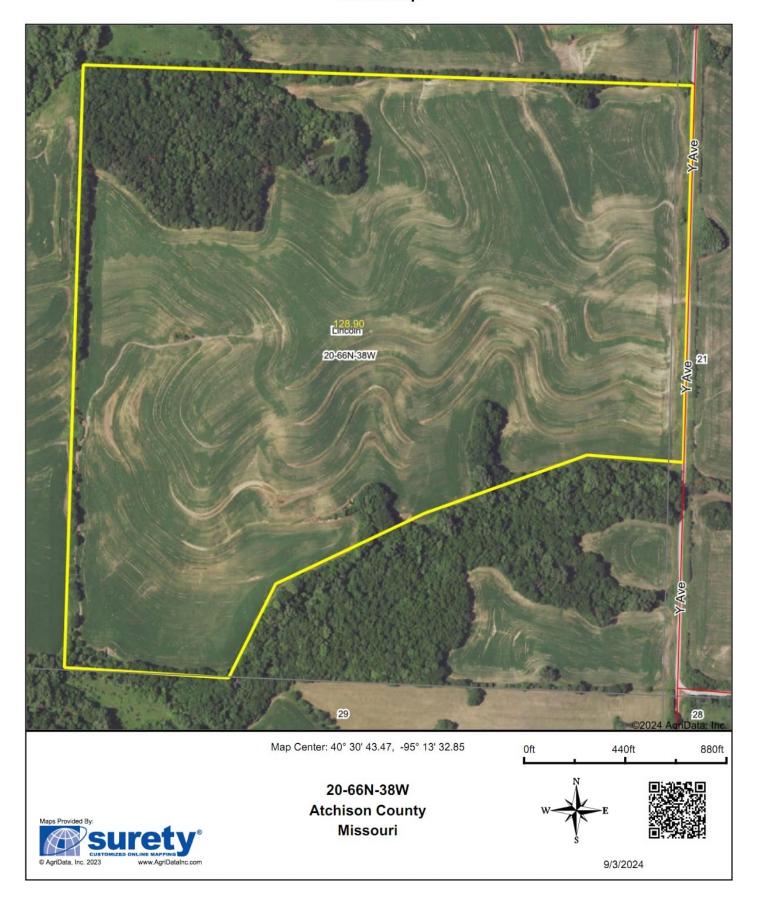




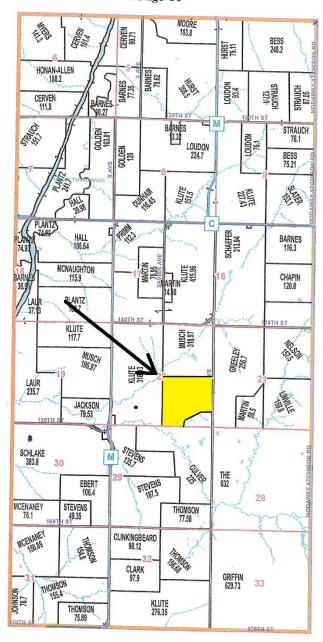


©2024





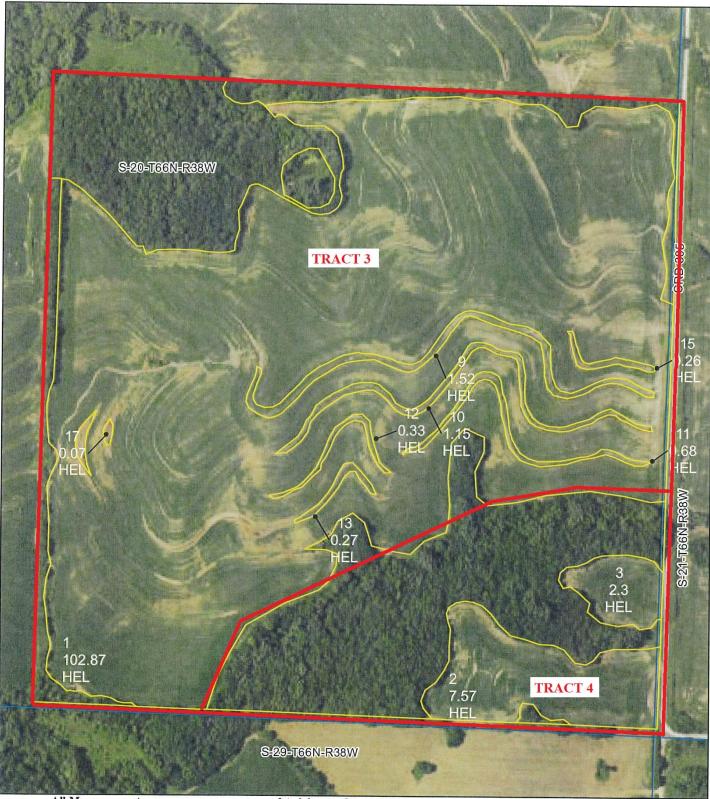
See Page 11



See Pages 35 & 37

Map Date: January 09, 2023 Atchison County Commission Acturis Livengood - Presiding Commissioner Richard C Burke - Southern District Jim Quimby - Northern District Data Courtesy of Achishon County Geographic Information System This data was primarily developed for tax purposes and is not considered survey accurate. ST Highways CO Highways 15-0 65-33 Sections Streets / Roads 1 inch = 0.84 miles Political To Lori Jones - Assessor / GIS Analyst Stephanie Shineman - RE Clerk / GIS Coordinator https://atchison.integritygis.com Rail Roads Most parcels > 10 ac labeled Water Levee 64-40 Land Hooks

- - Easements 33



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.

Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR POP=CORN-POP-GR; SB=SOYBN-COM-GR WHT=WHEAT-HARD RED WINTER-GR P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS ALF=ALFAL-FG; I=Irrigated

All fields non-irrigated
*Unless notated on Map

1 inch equals 371 feet

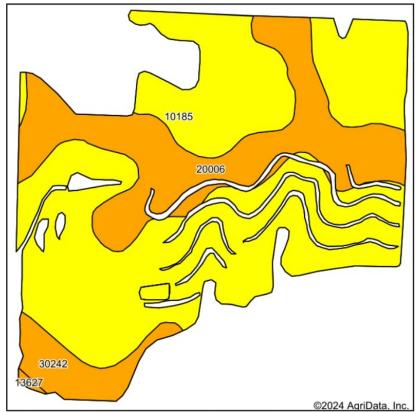
Program Year: 2024

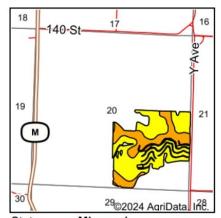
Created: 3/28/2024 Flown: 2022-7-10



crp plss Farm 4301 Tract 408

Soils Map





Missouri State: **Atchison** County: 20-66N-38W Location: Township: Lincoln Acres: 105.54 Date: 7/30/2024



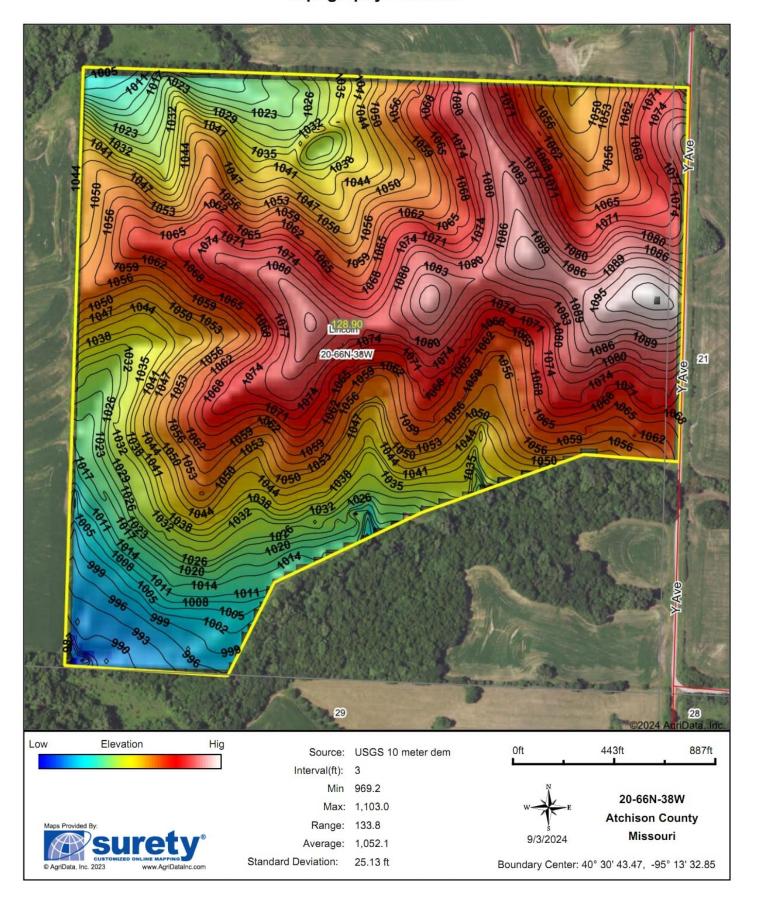


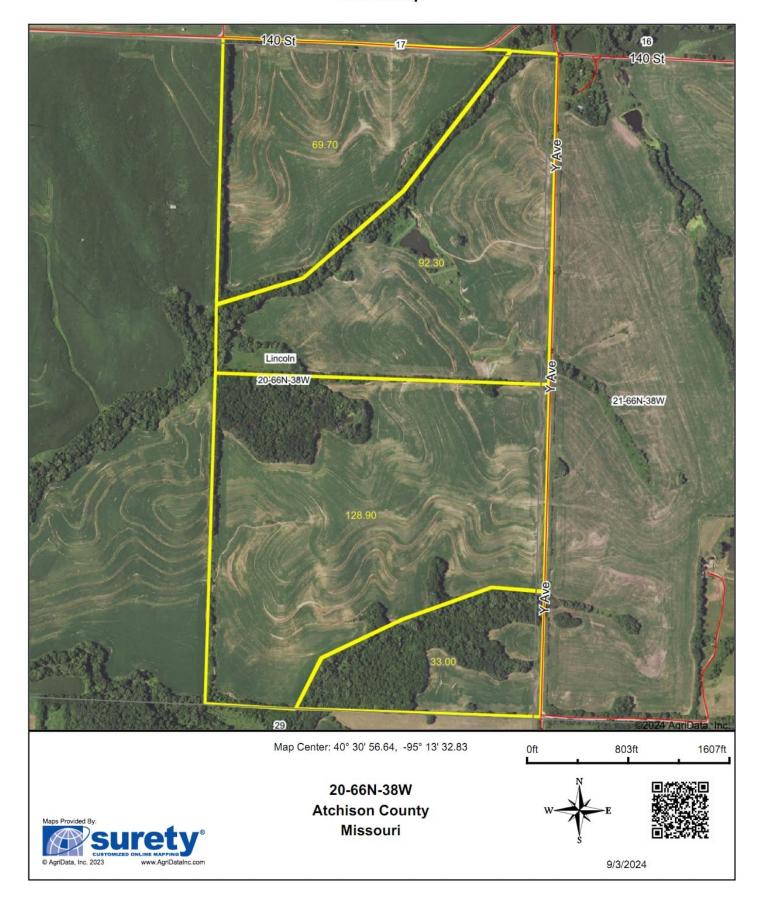
Soils data provided by USDA and NRCS.

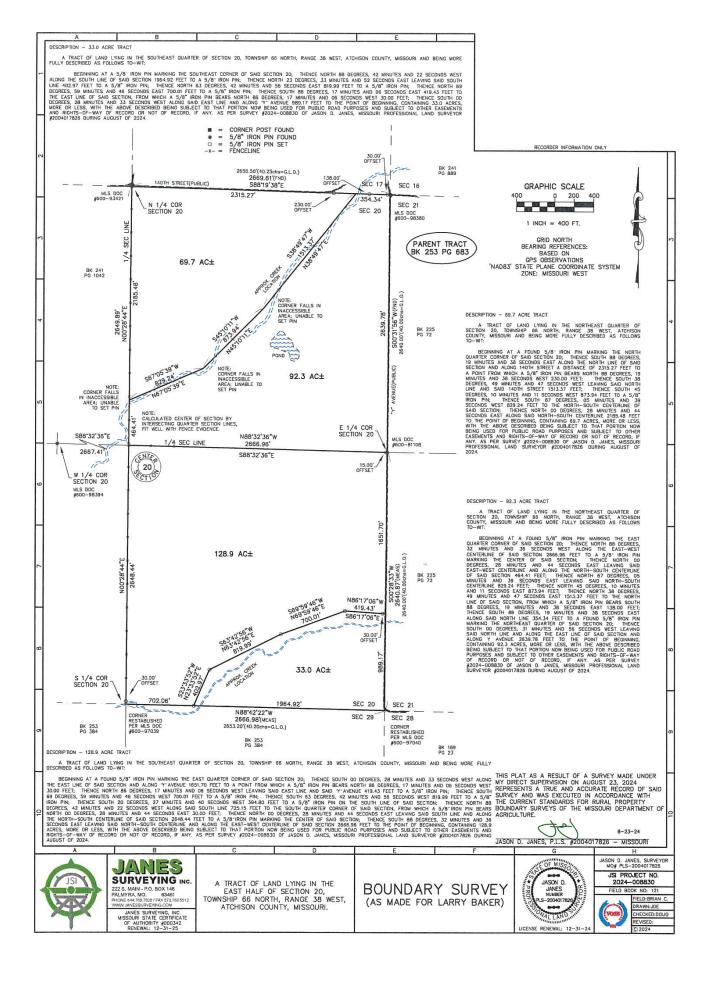
Area Symbol: MO005, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	71.36	67.7%		IIIe	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	27.88	26.4%		lle	79
30242	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	6.04	5.7%		lle	76
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	0.26	0.2%		llw	67
	<u>I</u>			Weighted Average	2.68	*n 62.6

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade











GRAPHIC SCALE 800 0 400 800

1 INCH = 800 FT.

THIS MAP HAS BEEN PREPARED AS A VISUAL AID AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. NO WARRANTY BY THIS FIRM IS EITHER GIVEN OR IMPLIED AS TO ITS ACCURACY.

IMAGE COURTESY OF:



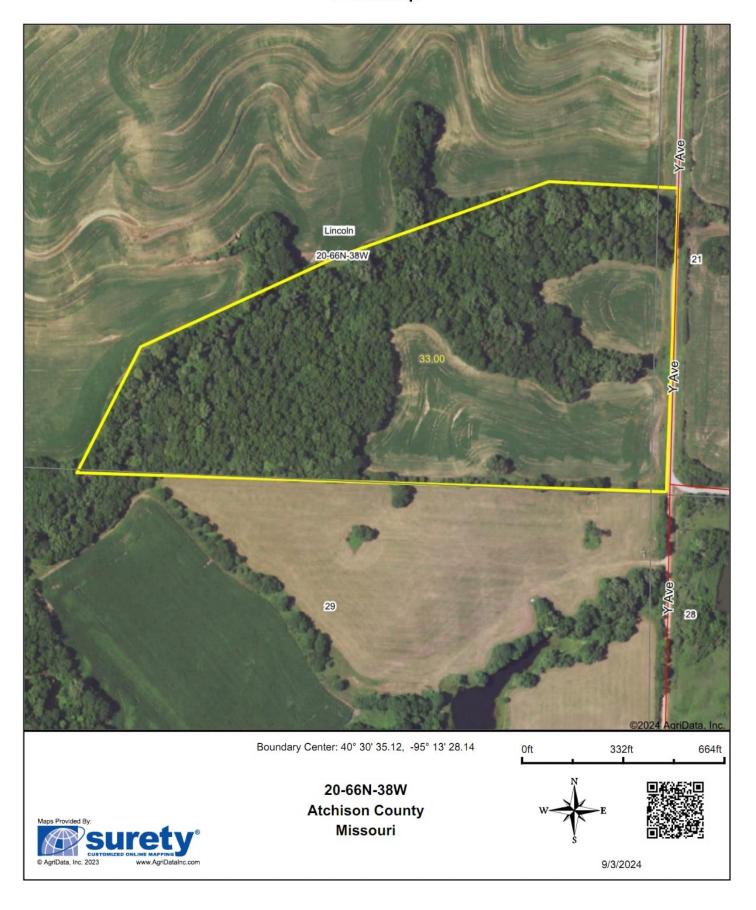


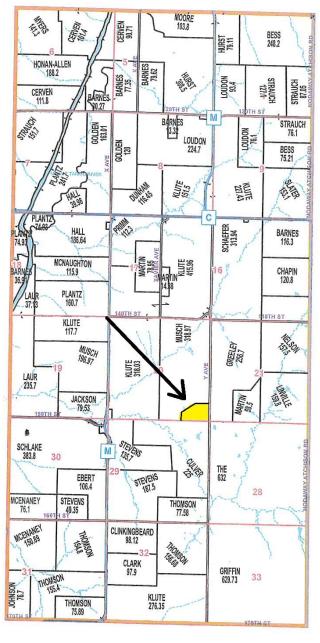




©2024



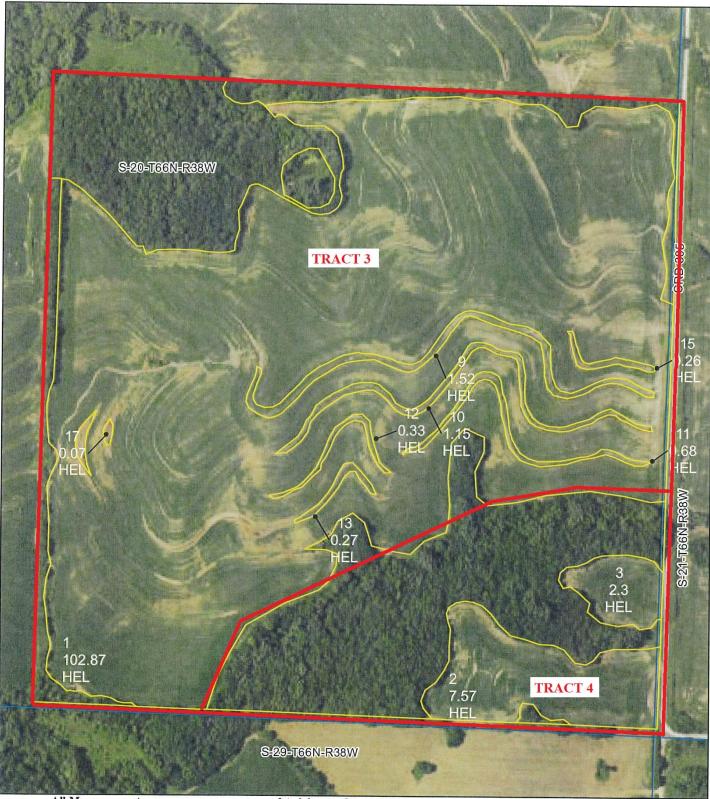




See Pages 35 & 37

Map Date: January 09, 2023 Atchison County Commission Acturis Livengood - Presiding Commissioner Richard C Burke - Southern District Jim Quimby - Northern District Data Courtesy of Achishon County Geographic Information System This data was primarily developed for tax purposes and is not considered survey accurate. ST Highways CO Highways 15-0 65-33 Sections Streets / Roads 1 inch = 0.84 miles Political To Lori Jones - Assessor / GIS Analyst Stephanie Shineman - RE Clerk / GIS Coordinator https://atchison.integritygis.com Rail Roads Most parcels > 10 ac labeled Water Levee 64-40 Land Hooks

- - Easements 33



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.

Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR POP=CORN-POP-GR; SB=SOYBN-COM-GR WHT=WHEAT-HARD RED WINTER-GR P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS ALF=ALFAL-FG; I=Irrigated

All fields non-irrigated
*Unless notated on Map

1 inch equals 371 feet

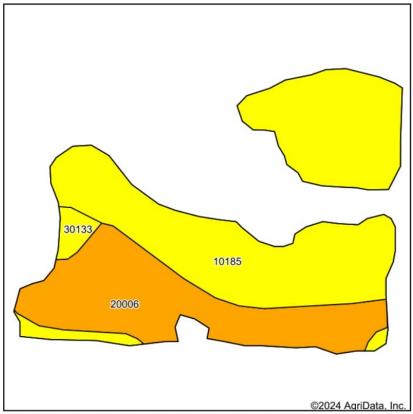
Program Year: 2024

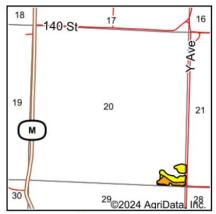
Created: 3/28/2024 Flown: 2022-7-10



crp plss Farm 4301 Tract 408

Soils Map





Missouri State: County: **Atchison** Location: 20-66N-38W Township: Lincoln Acres: 9.87 Date: 7/30/2024



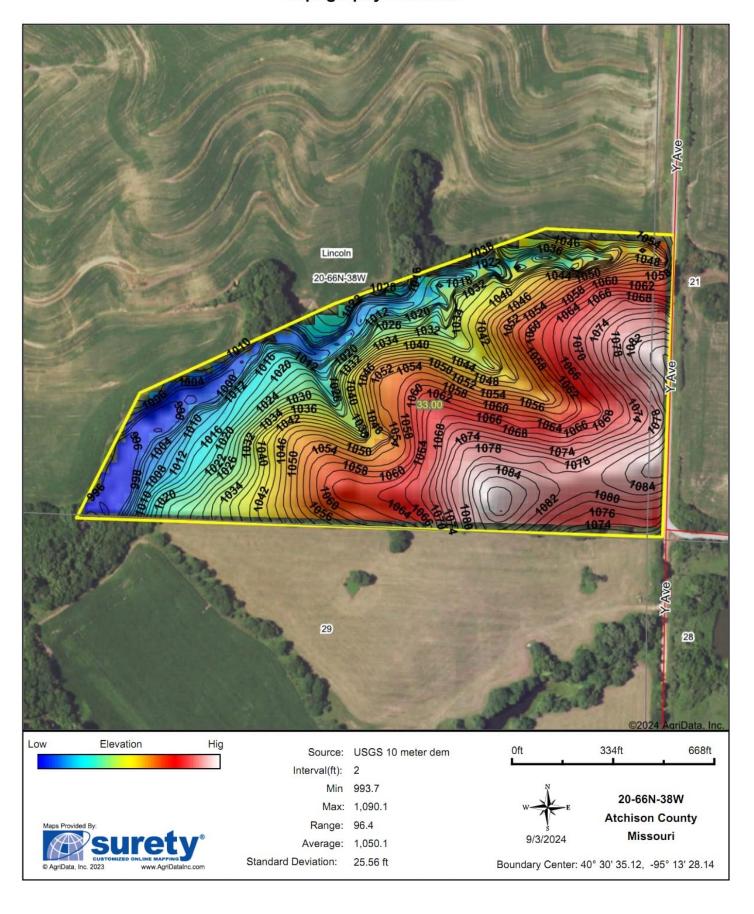


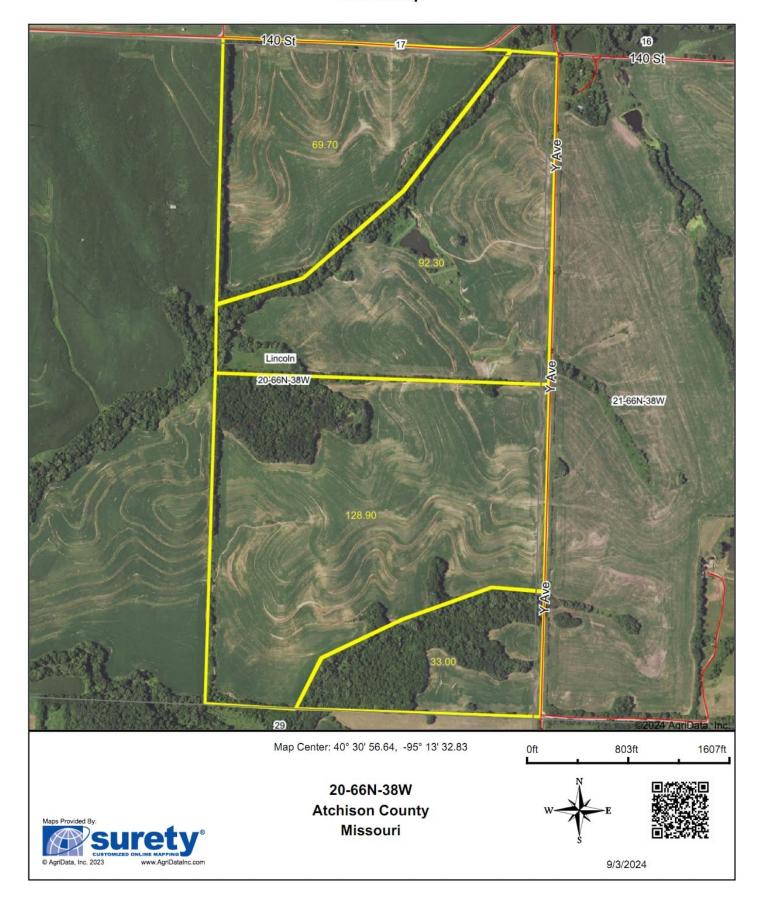
Soils data provided by USDA and NRCS.

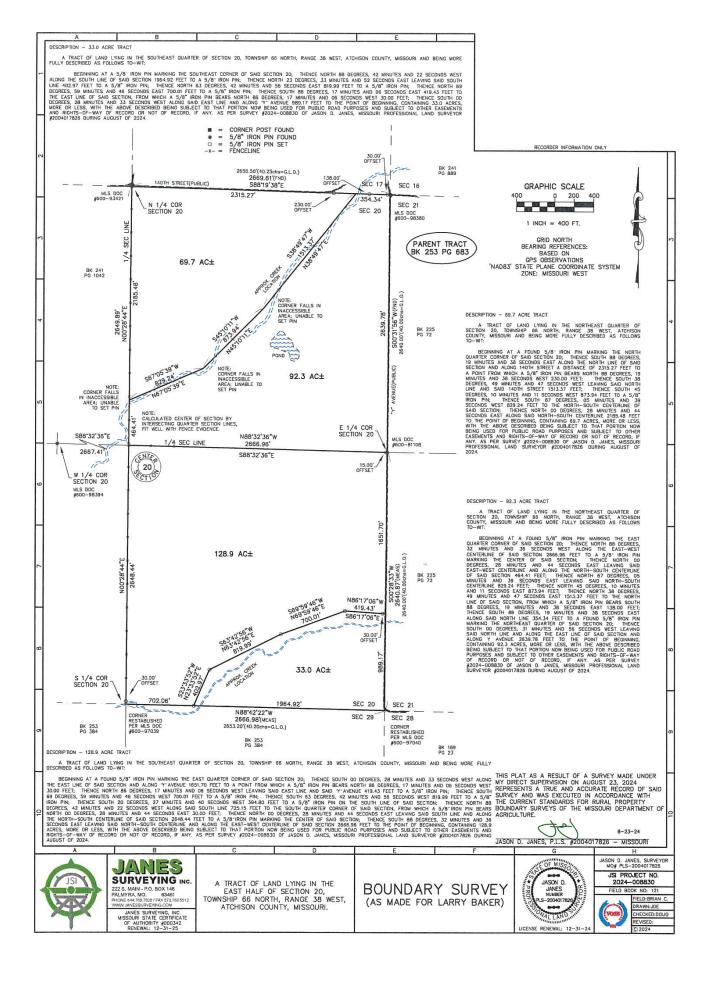
Area S	ymbol: MO005, Soil Area Version: 26					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	6.06	61.4%		IIIe	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	3.32	33.6%		lle	79
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	0.49	5.0%		Ille	47
	Weighted Average					*n 62.7

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade











GRAPHIC SCALE 800 0 400 800

1 INCH = 800 FT.

THIS MAP HAS BEEN PREPARED AS A VISUAL AID AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. NO WARRANTY BY THIS FIRM IS EITHER GIVEN OR IMPLIED AS TO ITS ACCURACY.

IMAGE COURTESY OF:

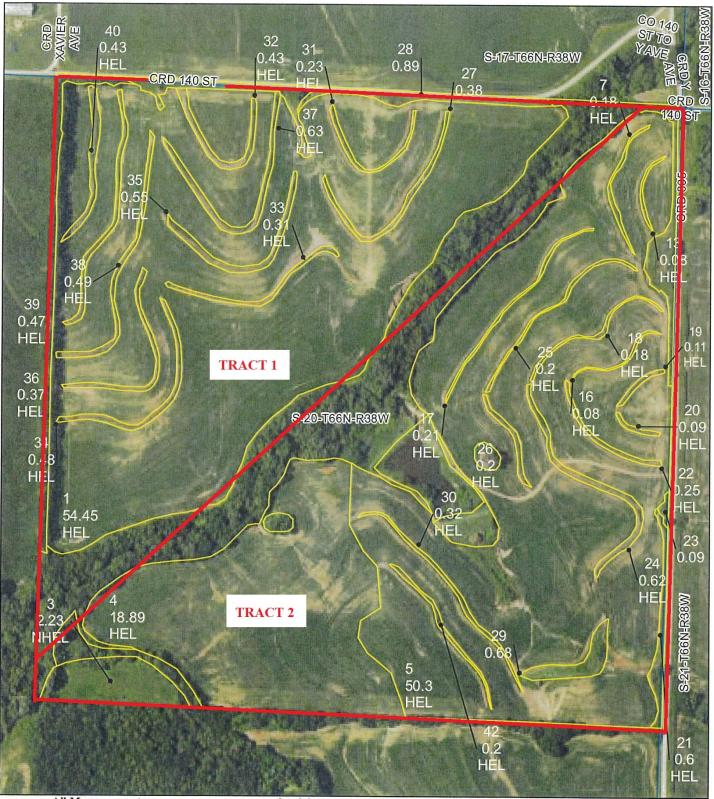








©2024



All Measurements are For FSA Programs Only Wetland Determination Identifiers

- Restricted Use
 - Zimited 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.

Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR POP=CORN-POP-GR; SB=SOYBN-COM-GR WHT=WHEAT-HARD RED WINTER-GR P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS ALF=ALFAL-FG; I=Irrigated

All fields non-irrigated *Unless notated on Map

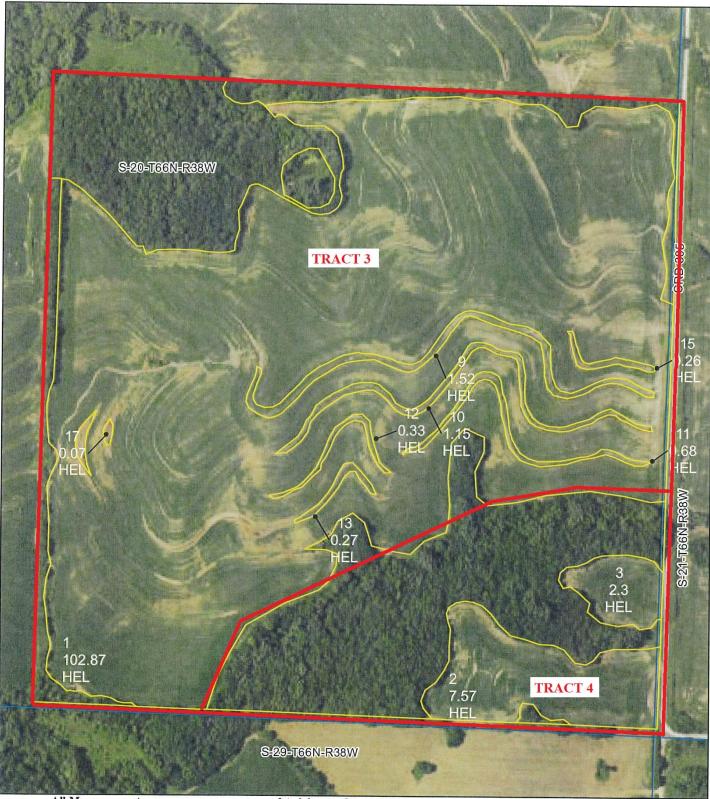
1 inch equals 370 feet

Program Year: 2024

Created: 3/28/2024 Flown: 2022-7-10



Farm 4301 Tract 407



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.

Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR POP=CORN-POP-GR; SB=SOYBN-COM-GR WHT=WHEAT-HARD RED WINTER-GR P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS ALF=ALFAL-FG; I=Irrigated

All fields non-irrigated
*Unless notated on Map

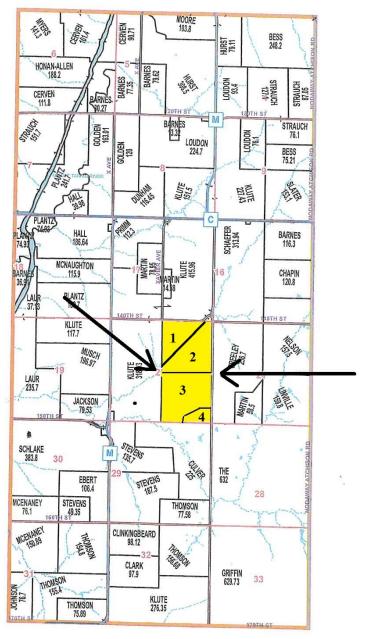
1 inch equals 371 feet

Program Year: 2024

Created: 3/28/2024 Flown: 2022-7-10



crp plss Farm 4301 Tract 408



See Pages 35 & 37

Map Date: January 09, 2023 Atchison County Commission Acturis Livengood - Presiding Commissioner Richard C Burke - Southern District Jim Quimby - Northern District Data Courtesy of Achishon County Geographic Information System This data was primarily developed for tax purposes and is not considered survey accurate. ST Highways CO Highways 15-0,1 65-33 Sections Streets / Roads 1 inch = 0.84 miles Political To Lori Jones - Assessor / GIS Analyst Stephanie Shineman - RE Clerk / GIS Coordinator https://atchison.integritygis.com Rail Roads Most parcels > 10 ac labeled Water Levee 64-40 Land Hooks

- - Easements 33