



# MISSOURI Land & Farm

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## **Nitzsche Legacy Trust Auction!!**

**24337 Hamlet Street, Excello, MO 64247**

**Macon County**





**CONTACT:**



**JEFFREY QUINN**

Broker

660-734-3925

[jquinn@missourilandandfarm.com](mailto:jquinn@missourilandandfarm.com)

**CONTACT:**



**DAVE ATKINSON**

Sales & Auctioneer

660-788-3333

[datkinson@missourilandandfarm.com](mailto:datkinson@missourilandandfarm.com)



# NITZSCHE LEGACY TRUST AUCTION!! 24337 HAMLET ST, EXCELLO, MO 64247

**AUCTIONEERS NOTE:** Allen & Marge Nitzsche are moving to be closer to family and will sell the following at Public Auction. This is a great opportunity to buy real estate close to Thomas Hill Lake with great hunting, income, and a nice home. Also selling Gator, Tractor, Mower, Tools and more. This is an exceptionally clean auction with something for everyone. Plan to attend. Call or text Jeff Quinn at 660-734-3925 or Dave Atkinson 660-788-3333 for more information or to view property **Terms:** Cash or good check, announcements auction day take precedence over printed material, not responsible for accidents or lost/stolen items.

**DESCRIPTION:** Located in Macon County, the NITZSCHE LEGACY TRUST is a true sportsman's paradise providing year-round enjoyment for the avid outdoorsman. The 171 acres is not only home to incredible deer and turkey hunting, it also offers excellent angling opportunities. It is an appealing waterfowl location and lies in close proximity to additional outdoor attractions such as Thomas Hill Reservoir which is known for its excellent all-around fishing (crappie & hybrid bass) and boating recreation. This land is surrounded by many public waterfowl, big game, and dove and upland hunting opportunities.

**TRACT 1: 94.1 Acres:** This property consists of approx. 27 acres of open ground which is currently being hayed (could be farmed). The balance is timber, trails, and strip pits. This tract would be a great place to build or hunt.

**TRACT 2: 46.2 Acres:** This property consists of approx. 14 open acres of open ground which is currently being hayed (could be farmed). The balance is timber and strip pits. This tract would be a great place to build or hunt.

**TRACT 3: 25.4 Acres:** This property consists of approx. 18.5 acres being farmed (soybeans). The farmer will still farm it, or it can be free of tenants after the fall harvest. It also features a nice pond with a dock to feed the catfish.

**TRACT 4: 5.1 Acres:** A nice home with 30 x 50 shop round out a perfect hunting property with lodging, or primary residence with wildlife right out the back door! The first level consists of 1848 sq ft including 3 bedrooms (master bedroom has private bathroom), bathroom, dining area, living room, kitchen, and laundry. There is also a 12' x 22' attached sun porch great for enjoying the weather and wildlife!! The basement is finished with another living room, entertainment area, dining area, bathroom, laundry area and storage. The pole barn was built in 1999 and the house was added to the property in 2000. Roof was replaced about 10 years ago. Home is heated and cooled with a ground source system. Property is located in Macon R-1 School District.

**ALL TRACTS ARE BEING SURVEYED AND PRICES WILL REFLECT THE SURVEYED ACREAGE.**

**AUCTION FORMAT: THIS FARM IS UNDER CONTRACT**

**REAL ESTATE TERMS:** 5% buyer's premium will be added to the final bid to arrive at purchase price. 10% down auction day with balance due at closing. Closing will be on or before Oct 18<sup>th</sup>, 2023. Missouri Land and Farm and Nitzsche Legacy Trust will not be held responsible for internet failure. Statements auction day take precedence over all ads and printed material. Financing is to be obtained prior to bidding. Sellers have the right to reject or accept final bid. The farm will be sold as is.

## PERSONAL PROPERTY:

### TRACTOR, GATOR, MOWERS, TRAILER:

JD 2640 tractor, shows 2862 hrs, dual hyd., runs good! • JD HPX 4x4 gator • LAND PRIDE RCR2596 3 pt shredder • 6x10 trailer • Cub Cadet ZT1 50" nice, shows 78 hrs • 3 pt sprayer, pto pump

**HUNTING/ FISHING, TOOLS, UTILITY ITEMS:**

Rigid electric sewer auger • Craftsman planer • Craftsman table saw • DeWalt radial arm saw • Stihl 56c gas blower • Stihl ms 250 chain saw • Stihl FS 55 weed eater • Stack On tool chest • Band saw • Delta grinder • Black Max 6hp air compressor • Craftsman router • Reloading supplies and dies IE 22-250, 270, and more, scales ammo 3 Left Handed compound bows • 15+ fishing poles • Several tackle boxes full of tackle • Trolling motor • Several hanging deer stands • Come along • Fence stretcher • Trash pump • Hose • Fish cooker, grill • Picnic table • Power mate 5000 generator • Lots of hunting clothes • Turkey vest • Compost/tumbler on stand • Steel post • Grease guns • Impact sockets • Hardware • Screw drivers • Vise • Step ladder • Selection of shovels and garden tools • Battery charger • Small air compressor • Floor jack • Selection of wrenches and sockets • Craftsman electric hand tools • Hilti reciprocating saw • Bolt cutters • More unlisted!

**FURNITURE, APPLIANCES, QUILTING, COLLECTABLE, HOUSEHOLD:**

Very Nice Oak table and corner booth seats • NICE dining table with 10 chairs and Hutch very good quality! • Frigidaire Side-by-side fridge • Maytag washer • Whirlpool dryer • Rolling kitchen island • Log futon • Log coffee table • Kitchen table with chairs (have rollers) • Lamp tables • Black side chairs • Knee hole desk • Love seat • Book shelves • Large flat screen TV and stand • Bose sound system • HOWARD MILLER grandfather clock • Tea cart • Nice dining table and hutch • 2 twin beds • 3 oil on canvas paintings • Queen size sleep number bed • Dresser with mirror • Magic Chef chest freezer • Cedar chest • Lots of MU decor • Nice MU lamp • Bosch washer • Hotpoint dryer • Porch glider • Metal lawn chairs • Coolers • Washtub • Several quilting frames (different sizes) • Cast Iron fish cooker • Christmas decor • Lots of dishes and collectables were packed away at time of listing come see what we else we find!

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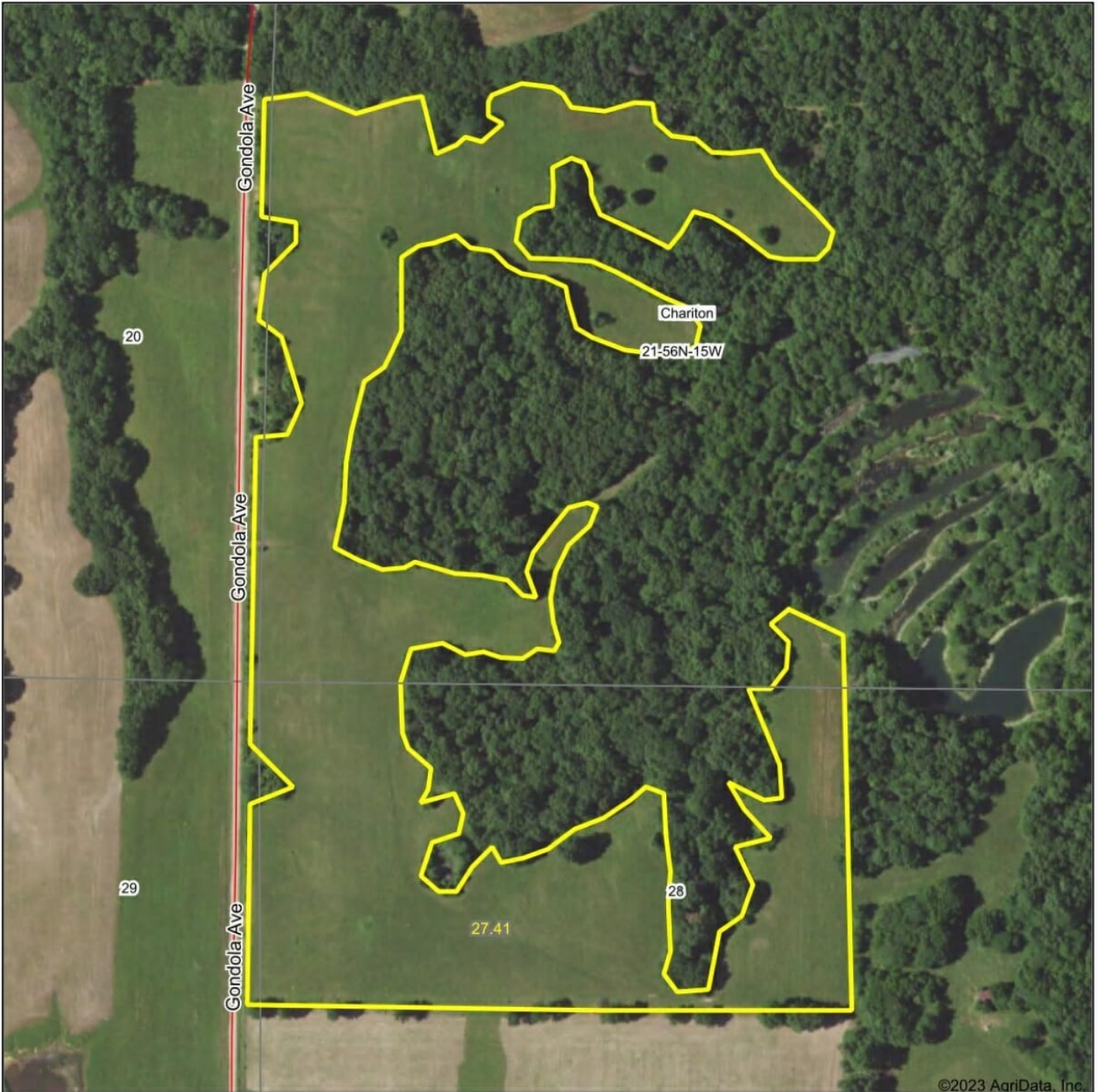
**NITZSCHE LEGACY TRUST - Allen & Marge Nitzsche  
MISSOURI LAND AND FARM AUCTIONS**

**Jeff Quinn, Broker 660-734-3925  
Dave Atkinson, Auctioneer 660-788-3333**

Taxes: \$1124.10

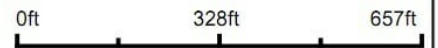


TRACT 1



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Map Center: 39° 38' 19.19, -92° 35' 44.2



**21-56N-15W**  
**Macon County**  
**Missouri**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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8/8/2023



TRACT 2



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Map Center: 39° 38' 7.65, -92° 35' 27.69



**28-56N-15W**  
**Macon County**  
**Missouri**



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All Measurements are  
For FSA Programs Only

Macon Co. FSA

1:2,110



**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)

- C=CORN-YEL-GR
- SB=SOYBN-COM-GR
- WHT=WHEAT-SRW-GR
- ALF=ALFAL-FG
- P=MIXFG-IGS-GZ
- H=MIXFG-IGS-FG
- CCC=COVRC-CEG-CO
- LS=MIXFG-IGS-LS
- O=OATS-SPR-GR
- MILO=SORGH-GRS-GR

**Program Year: 2023**

Created: 4/4/2023

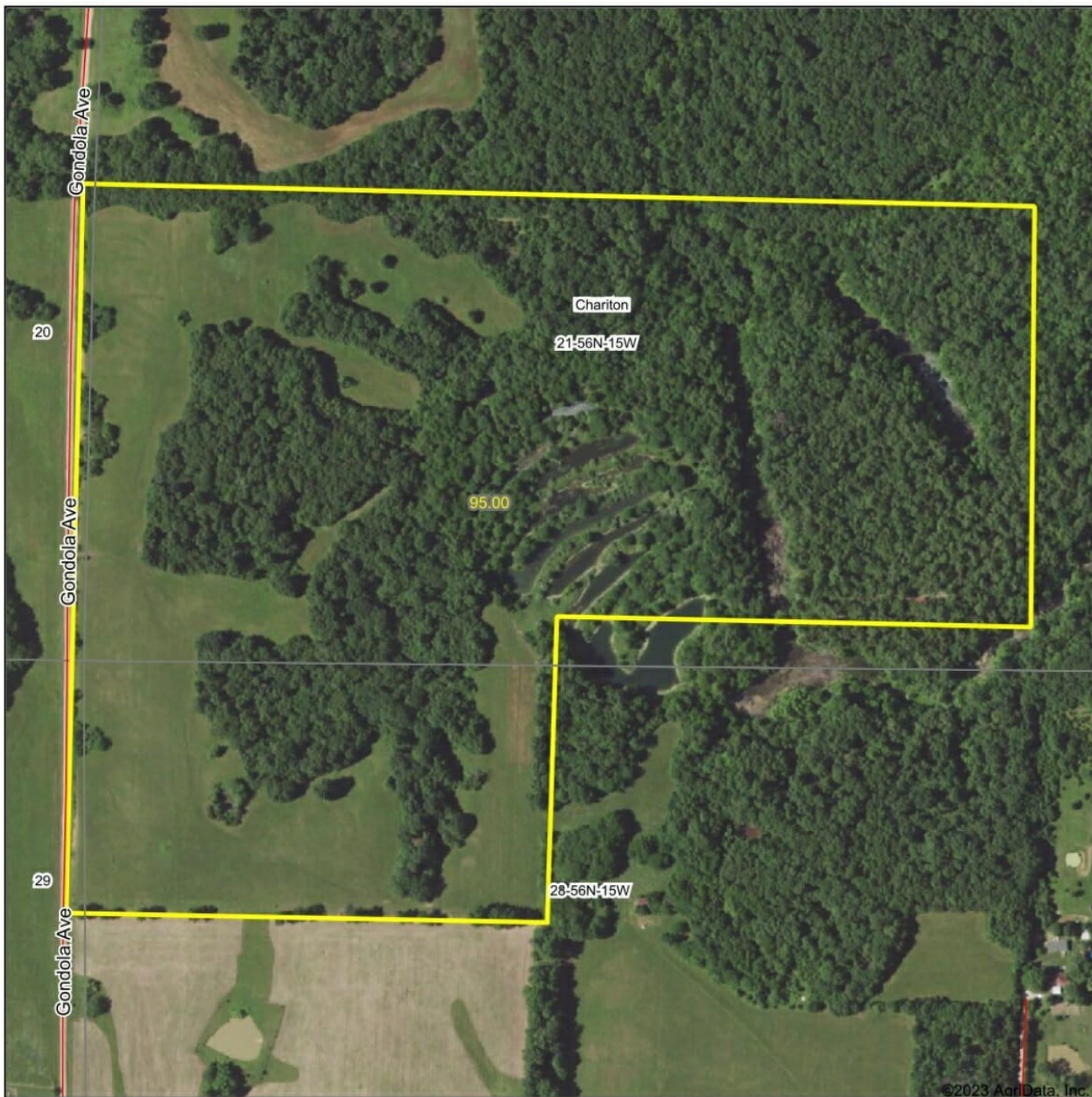
Flown: 2022-6-20

- clu
- crp
- plss

**Farm 6233  
Tract 1602**



TRACT 1



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Map Center: 39° 38' 19.31, -92° 35' 35.63



**21-56N-15W**  
**Macon County**  
**Missouri**

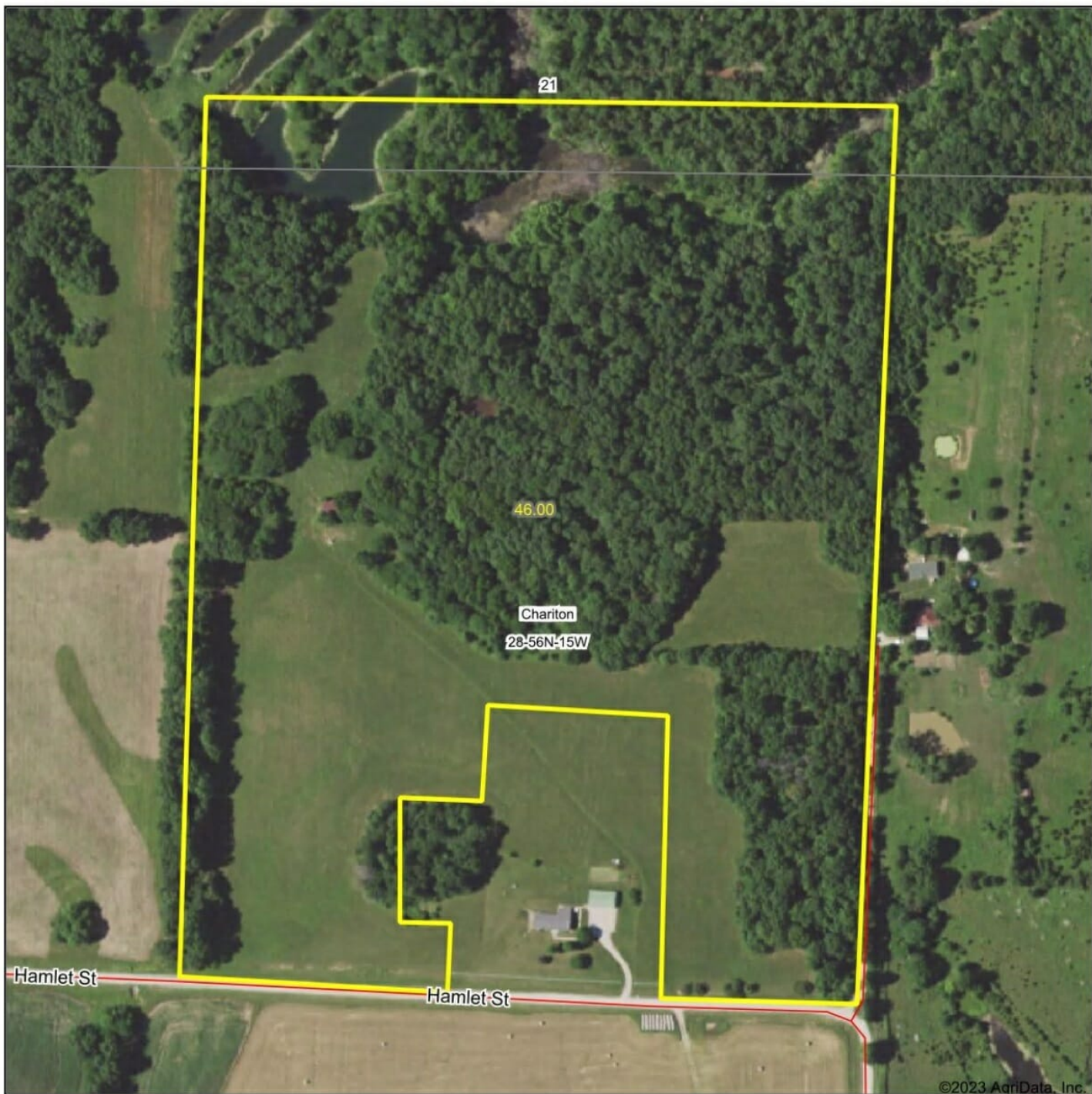


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TRACT 2



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Boundary Center: 39° 38' 8.96, -92° 35' 27.34



**28-56N-15W**  
**Macon County**  
**Missouri**



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TRACT 3



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Boundary Center: 39° 38' 5.14, -92° 35' 44.36



**28-56N-15W**  
**Macon County**  
**Missouri**

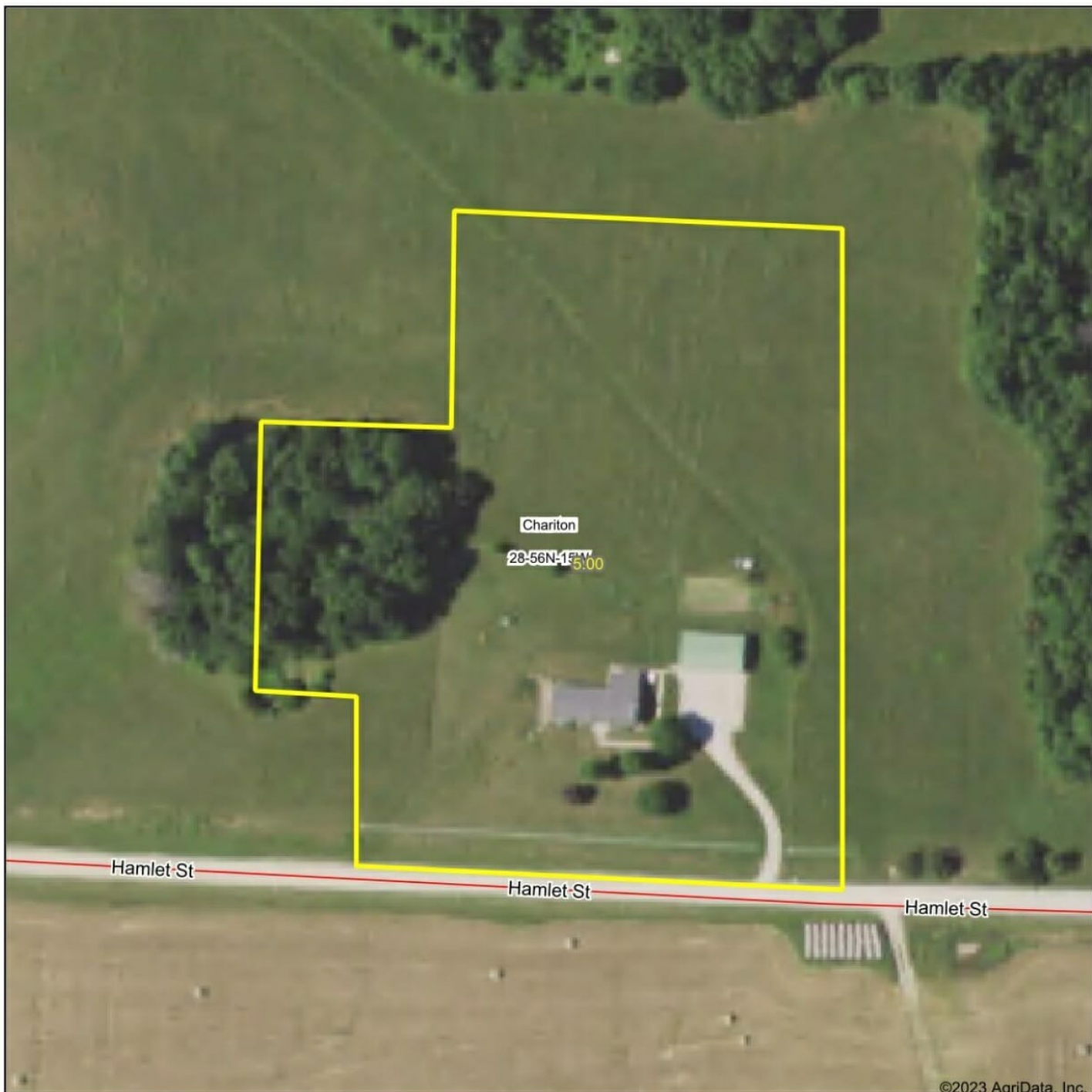


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TRACT 4



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Map Center: 39° 38' 3.18, -92° 35' 27.51



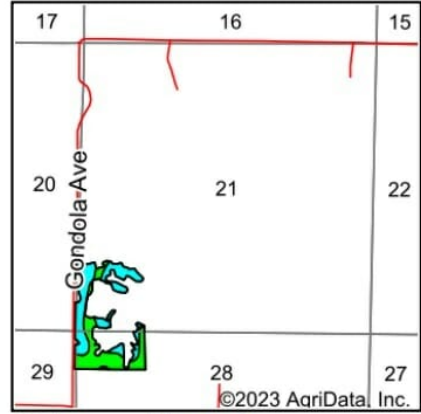
**28-56N-15W**  
**Macon County**  
**Missouri**



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8/8/2023

TRACT 1



State: **Missouri**  
 County: **Macon**  
 Location: **21-56N-15W**  
 Township: **Chariton**  
 Acres: **27.41**  
 Date: **8/8/2023**

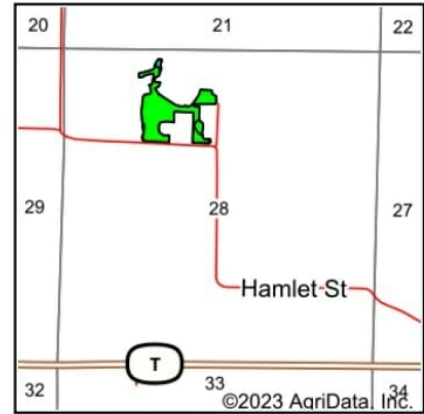
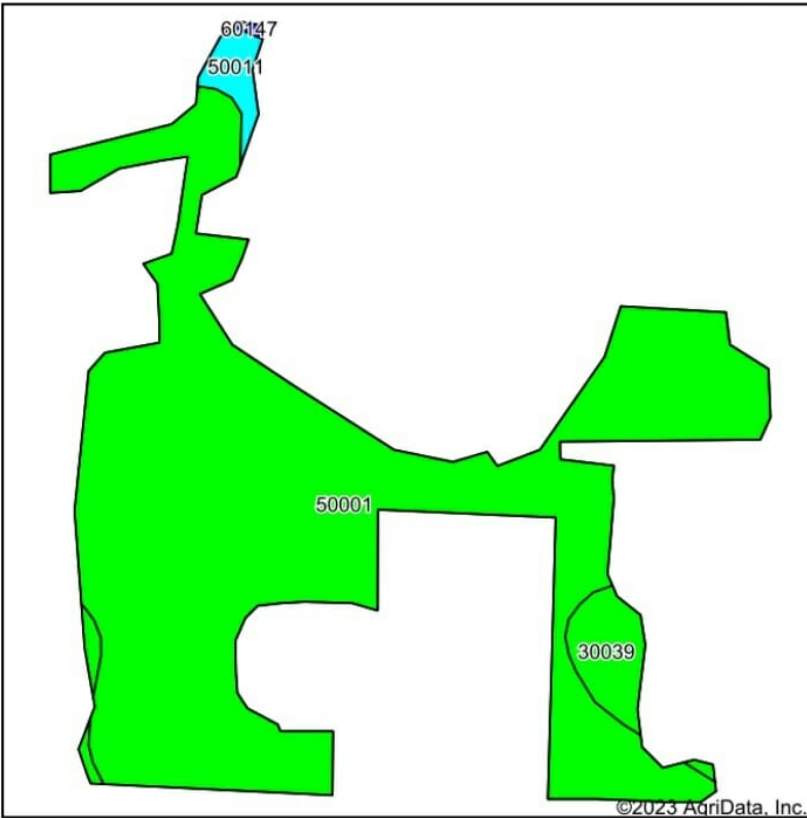


Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	11.93	43.5%		IVe							49
30233	Keswick clay loam, 9 to 20 percent slopes, severely eroded	8.00	29.2%		Vle	5	7	6	7	6	7	28
50010	Winnegan loam, 14 to 20 percent slopes, eroded	7.28	26.6%		Vle	5	7	6	7	6	7	38
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	0.14	0.5%		IVe							38
60147	Lenzburg clay loam, 35 to 70 percent slopes, very stony	0.06	0.2%		Vlle							5
<b>Weighted Average</b>					<b>5.12</b>	<b>2.8</b>	<b>3.9</b>	<b>3.3</b>	<b>3.9</b>	<b>3.3</b>	<b>3.9</b>	<b>*n 39.8</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

TRACT 2



State: **Missouri**  
 County: **Macon**  
 Location: **28-56N-15W**  
 Township: **Chariton**  
 Acres: **14.04**  
 Date: **8/8/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	13.03	92.8%		IVe							49
30039	Armstrong loam, 9 to 14 percent slopes, eroded	0.72	5.1%		IVe							46
50011	Winnegan loam, 20 to 35 percent slopes	0.29	2.1%		Vle	5	7	6	7	6	7	10
<b>Weighted Average</b>						<b>4.04</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>*n 48</b>

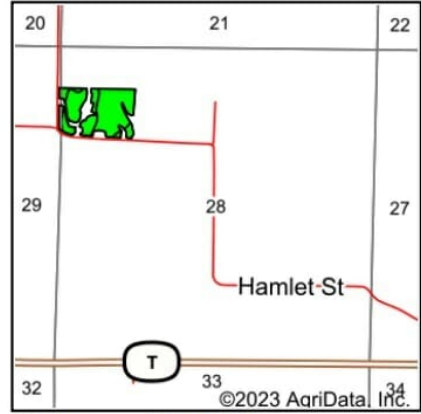
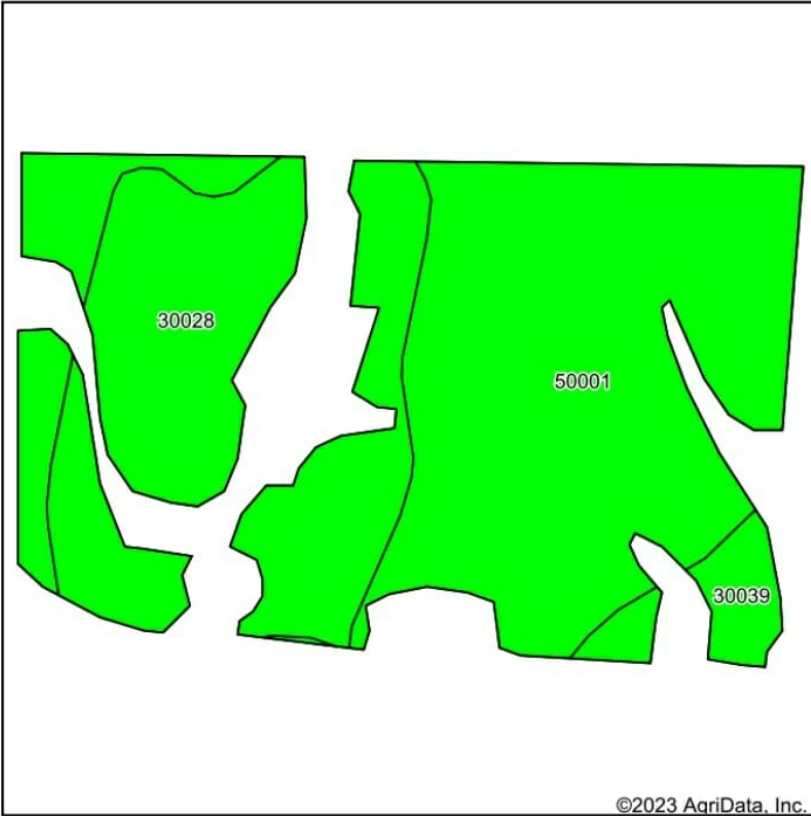
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**TRACT 3**



State: **Missouri**  
 County: **Macon**  
 Location: **28-56N-15W**  
 Township: **Chariton**  
 Acres: **18.55**  
 Date: **8/8/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	11.03	59.5%		IVe	49
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	6.70	36.1%		IVe	38
30039	Armstrong loam, 9 to 14 percent slopes, eroded	0.82	4.4%		IVe	46
<b>Weighted Average</b>					<b>4.00</b>	<b>*n 44.9</b>

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

Soils data provided by USDA and NRCS.

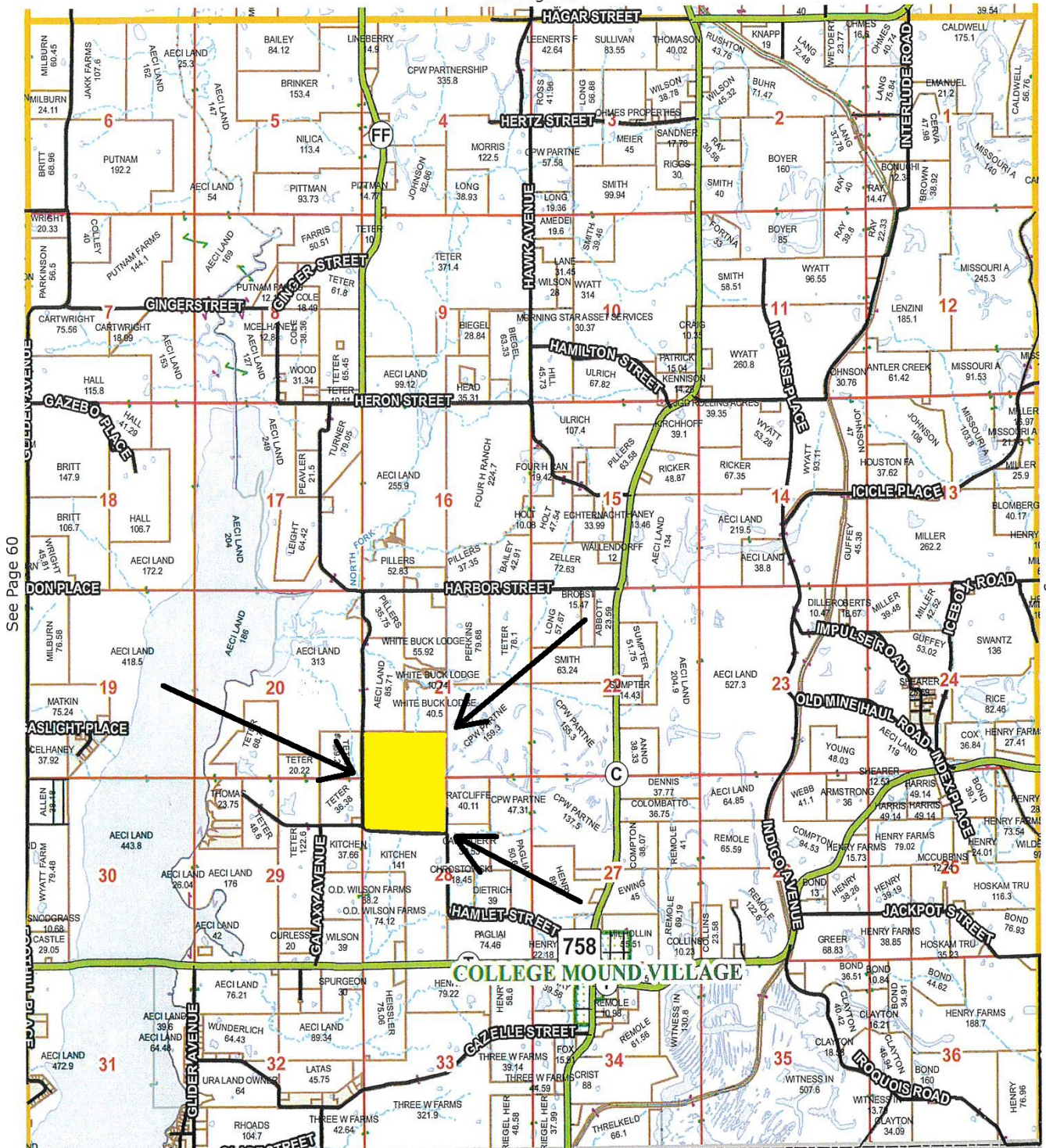




# Chariton Township 23

## T-56-N R-15-W

See Page 48

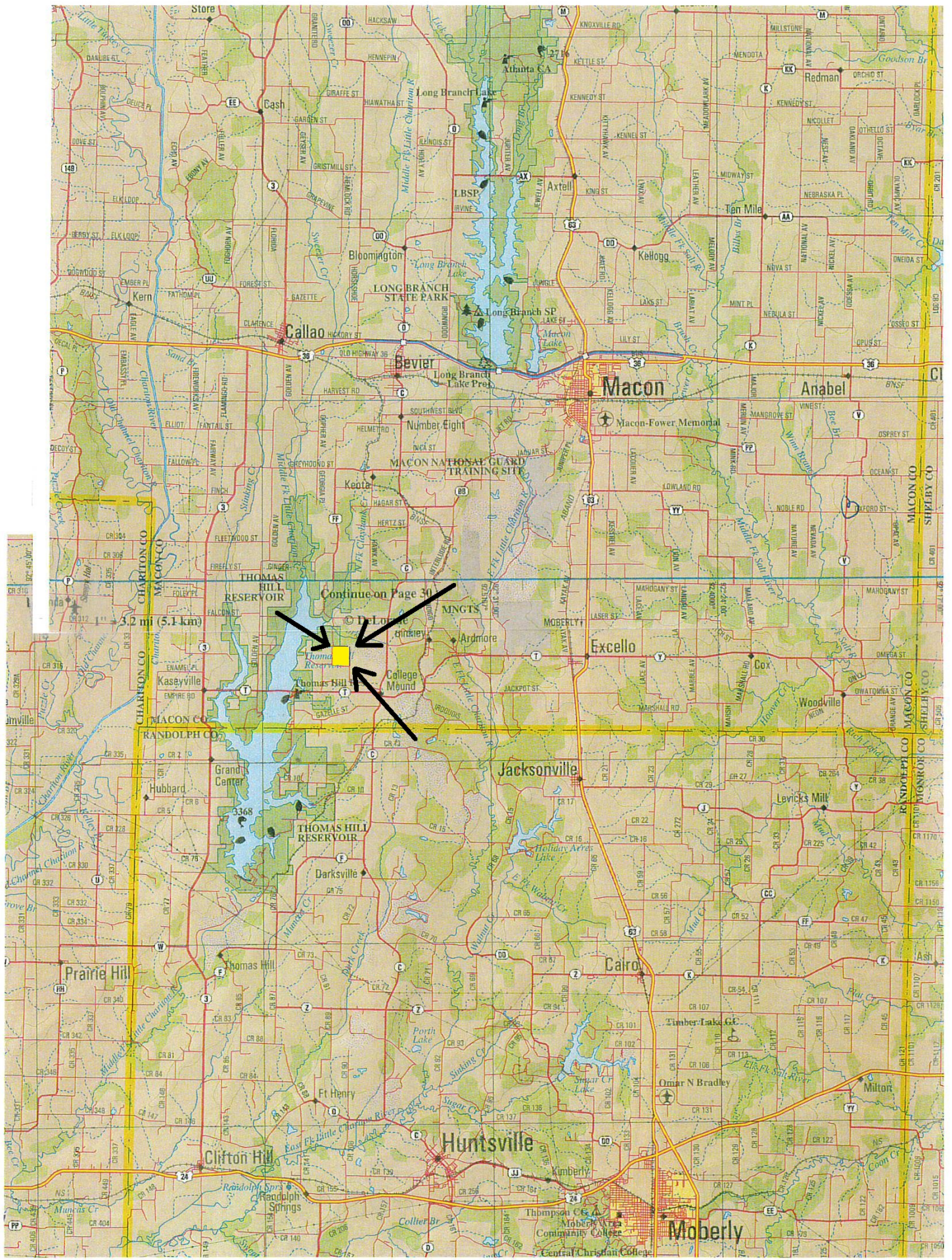


Randolph Co.

See Page 60

See Page 56





Continue on Page 30

3.2 mi (5.1 km)

Thomas Hill Reservoir

Thomas Hill

College Mound

Excello

Jacksonville

Levicks Mill

Woodville

Excello

Cox

Woodville

Woodville

Woodville

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