



MISSOURI Land & Farm

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

Red Jones Farms – Online Only Auction!!

18423 Desoto Place, Elmer, MO 63538

Macon County



CONTACT:

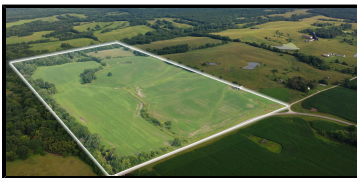


DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



**240 ACRES M/L MACON COUNTY
ONLINE REAL ESTATE AUCTION
18423 Desoto PL Elmer Mo 63538**

Due to the death of our grandparents we will sell the following Real Estate This farm has been in the Jones family for over 100 years this is a great opportunity to expand your farm operation or get some good Macon County hunting land with income.

- Auction begins August 19 and ends August 28, 2022 @ 7 PM.
- Hay and farming rights belong to the current tenant for 2022.
- Hunting rights are available at closing.
- Bids are per acre. Price will be bid price x Acres

OPEN HOUSE: AUGUST 14 from 2-4.

Tract 1: 78.6 acres with older 2 story home and machine shed currently in pasture/hay ground but could be farmed if desired. Abundant wildlife on farm. Tract 1 will close at 7pm, Aug 28, 2022. Any bids placed in the last minute of bidding will activate a 1 min extension.

Tract 2: 77.9 acres currently in row crop production has Turkey creek running along south side some woods great hunting tract with income. Tract 2 will close at 7:15pm, Aug 28, 2022. Any bids placed in the last minute of bidding will activate a 1 min extension.

Tract 3: 74 acres m/l this tract is located just north of Ethel Mo Turn North on Walnut street to Diamond Ave about a mile farm is on the East side of road and is currently in hay production with abundant wildlife. Tract 3 will close at 7:30pm, Aug 28, 2022. Any bids placed in the last minute of bidding will activate a 1 min extension.

Terms: 5% buyers premium will be added to final bid price to arrive at contract price. 10% down at signing of the contract. The owner and Missouri Land and Farm will not be responsible for accidents, or internet failure. Statements made by auction company supersede all advertising. Please have all financing in order before bidding. Sellers have right to reject or accept final bid. All farms are sold as is where is. Closing will take place at Linn Co. Title in Brookfield, MO on or before Oct 12, 2022 as mutually agreed upon. If you need help registering or viewing the property call Dave Atkinson 660-788-3333.

**FAMILY OF DICK (RED) JONES, SELLERS
MISSOURI LAND & FARM
Dave Atkinson, Sales/Auctioneer 660-788-3333**



**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.

Macon Co. FSA

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

1:4,140

Program Year: 2022

Created: 9/30/2021

Flown: 2020-06-24

- clu
- crp
- plss

**Farm 5098
Tract 536**





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For FSA Programs Only

Wetland Determination Identifiers

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LS= MIXFG-IGS-LS
*Unless notated on Map

1:4,400

Program Year: 2022

Created: 9/30/2021

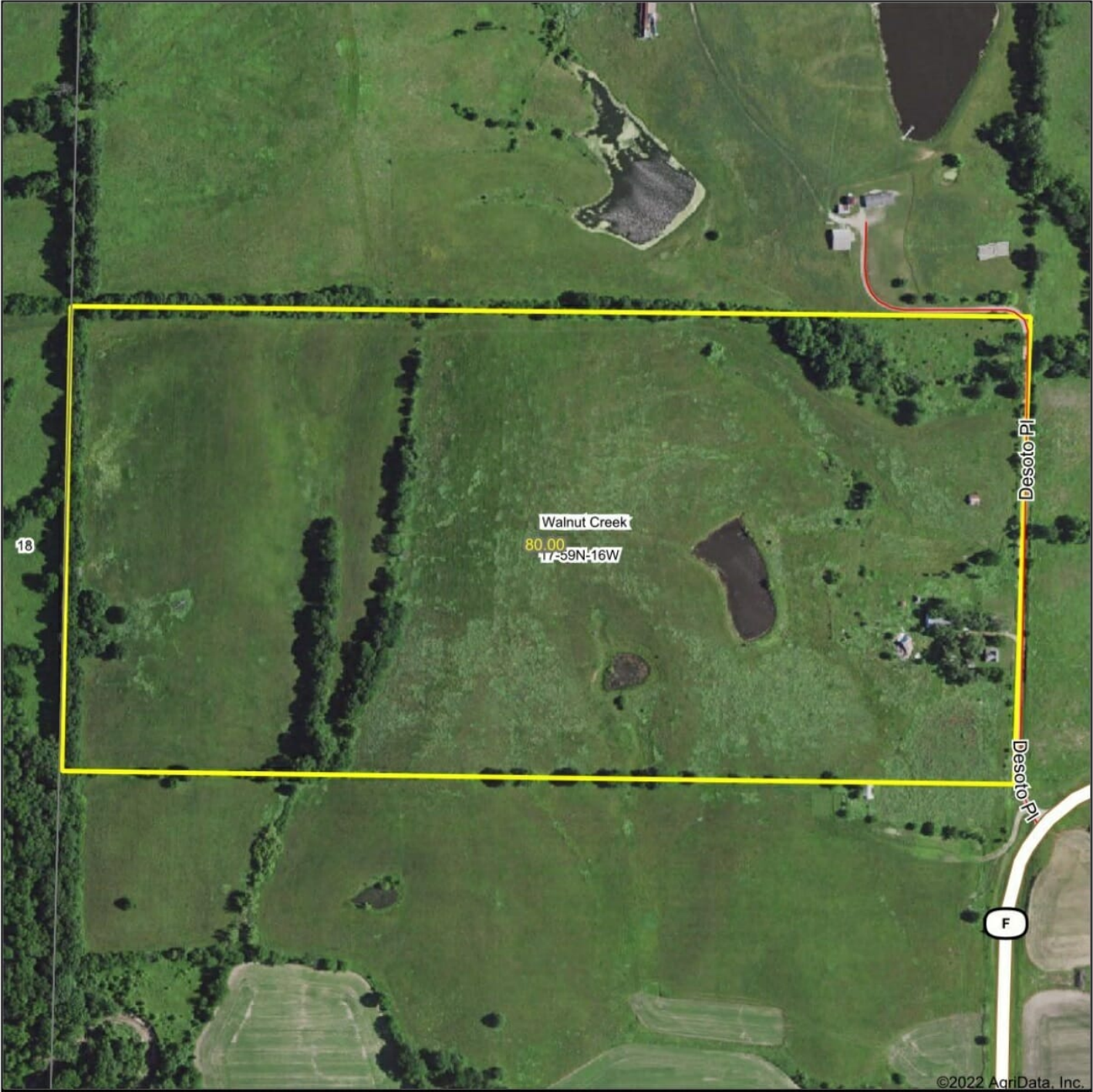
Flown: 2020-06-24

- clu
- crp
- plss

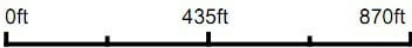
**Farm 5098
Tract 532**



TRACT 1

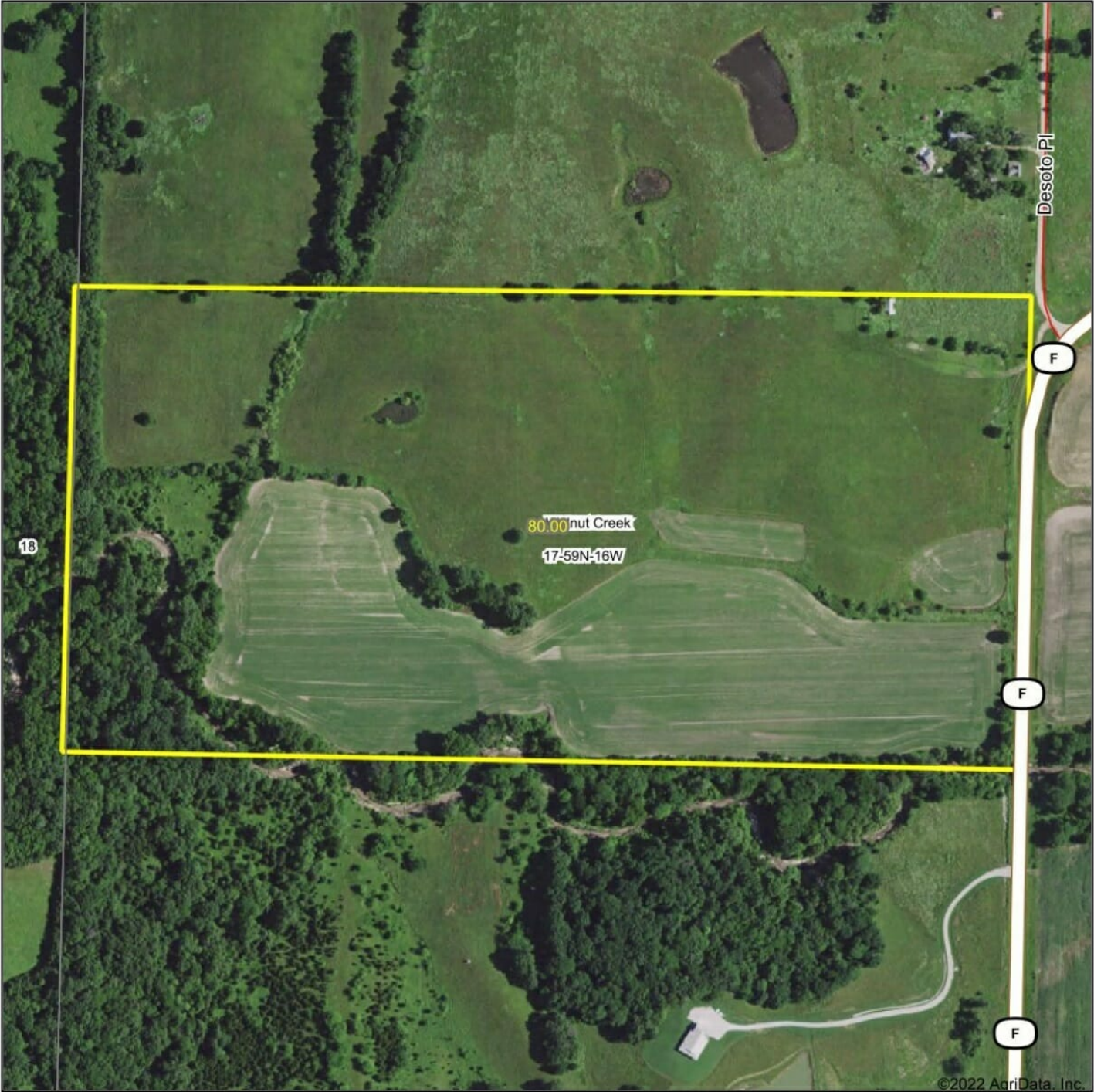


Map Center: 39° 55' 35.11, -92° 42' 54.67

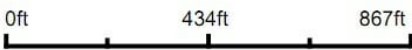


17-59N-16W
Macon County
Missouri

TRACT 3



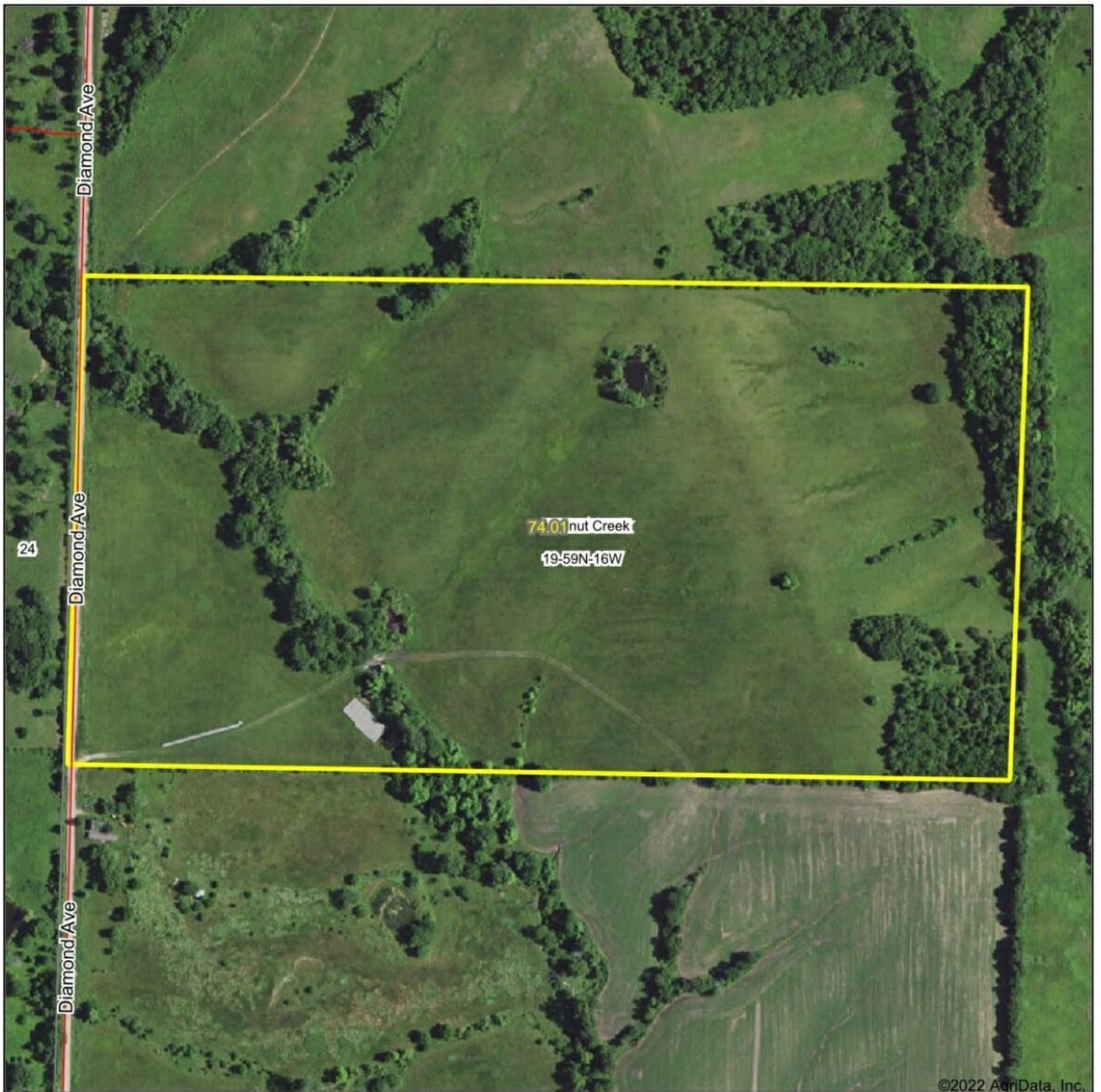
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17-59N-16W
Macon County
Missouri



TRACT 3



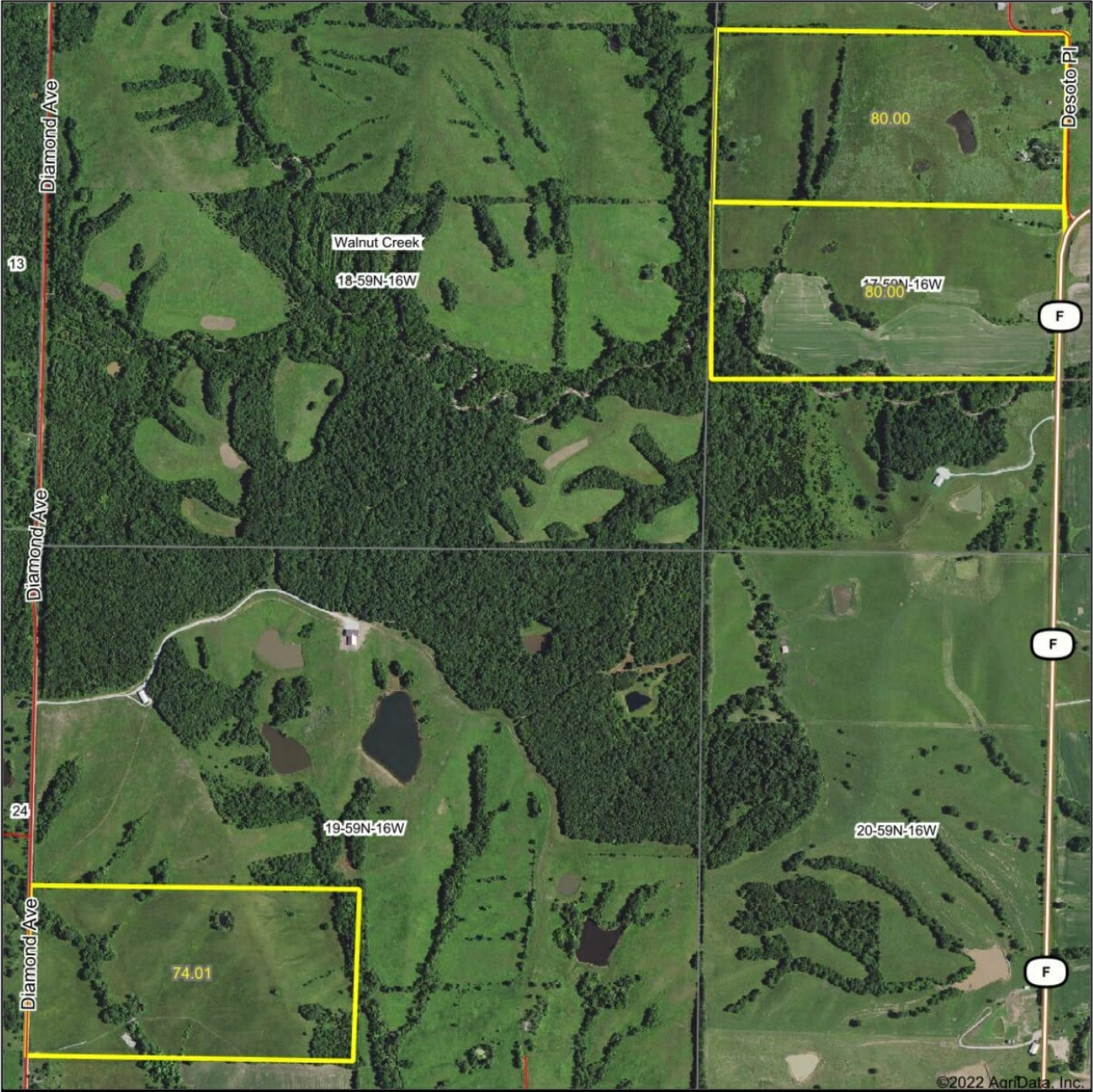
Map Center: 39° 54' 30.72, -92° 44' 2.91

0ft 410ft 820ft

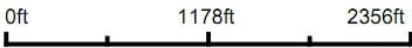
19-59N-16W
Macon County
Missouri



Aerial Map

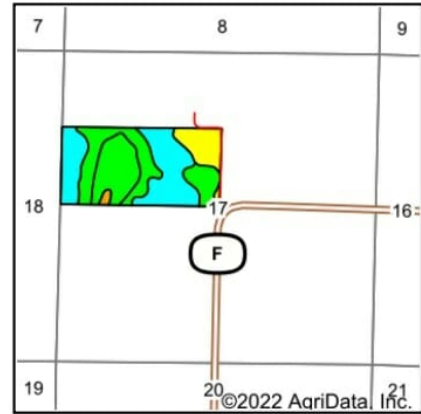
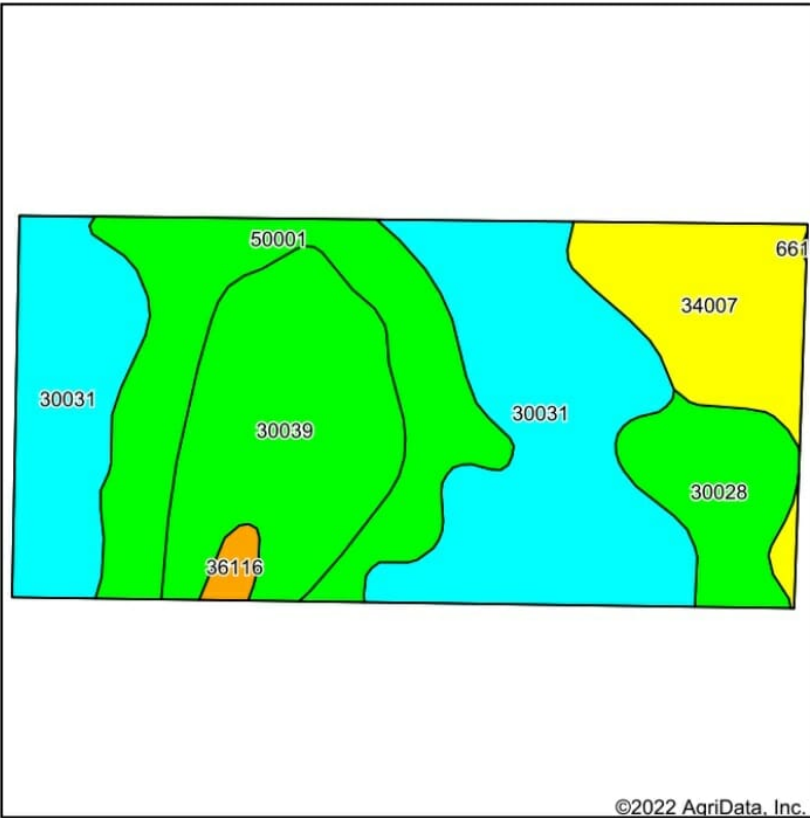


Map Center: 39° 55' 3.23, -92° 43' 28.37



18-59N-16W
Macon County
Missouri

TRACT 1



State: **Missouri**
 County: **Macon**
 Location: **19-59N-16W**
 Township: **Walnut Creek**
 Acres: **80**
 Date: **7/11/2022**

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

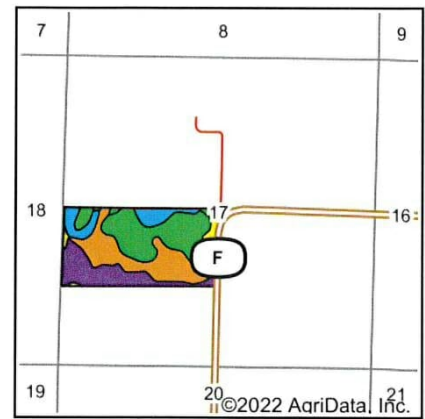
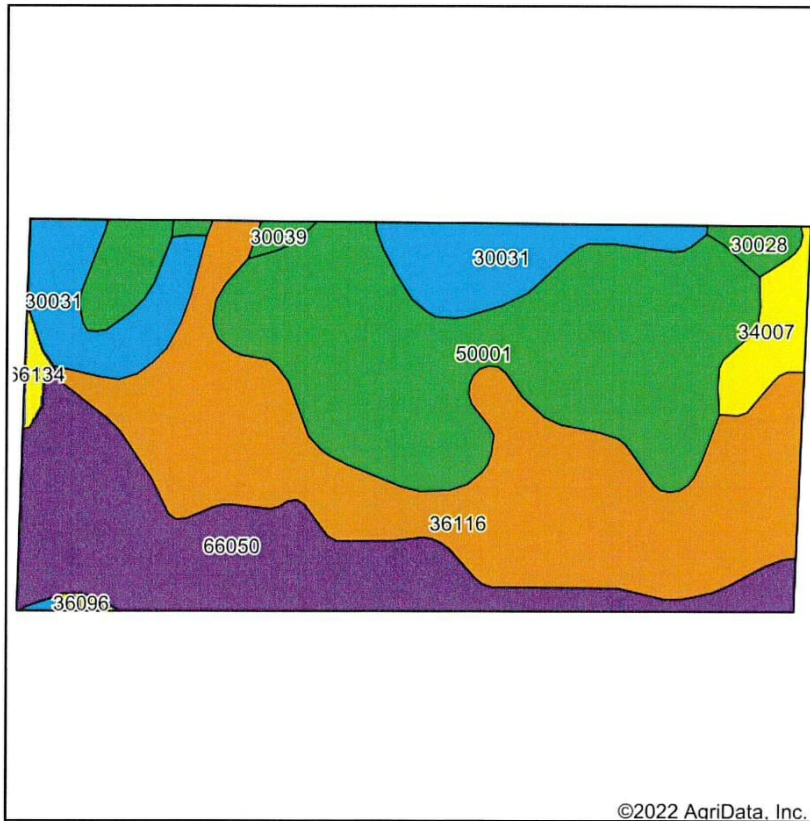
Area Symbol: MO121, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	30.64	38.3%		Vle					32
50001	Armstrong loam, 5 to 9 percent slopes, eroded	16.35	20.4%		IVe					49
30039	Armstrong loam, 9 to 14 percent slopes, eroded	15.93	19.9%		IVe					46
34007	Gifford silt loam, 5 to 9 percent slopes, eroded	9.57	12.0%		IIle	8	7	8	9	58
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	6.69	8.4%		IVe					39
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.82	1.0%		IIlw					68
Weighted Average					4.63	1	0.8	1	1.1	*n 42.3

*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: **17-59N-16W**
 Township: **Walnut Creek**
 Acres: **80**
 Date: **7/21/2022**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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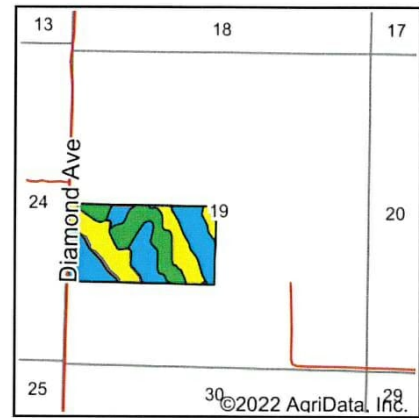
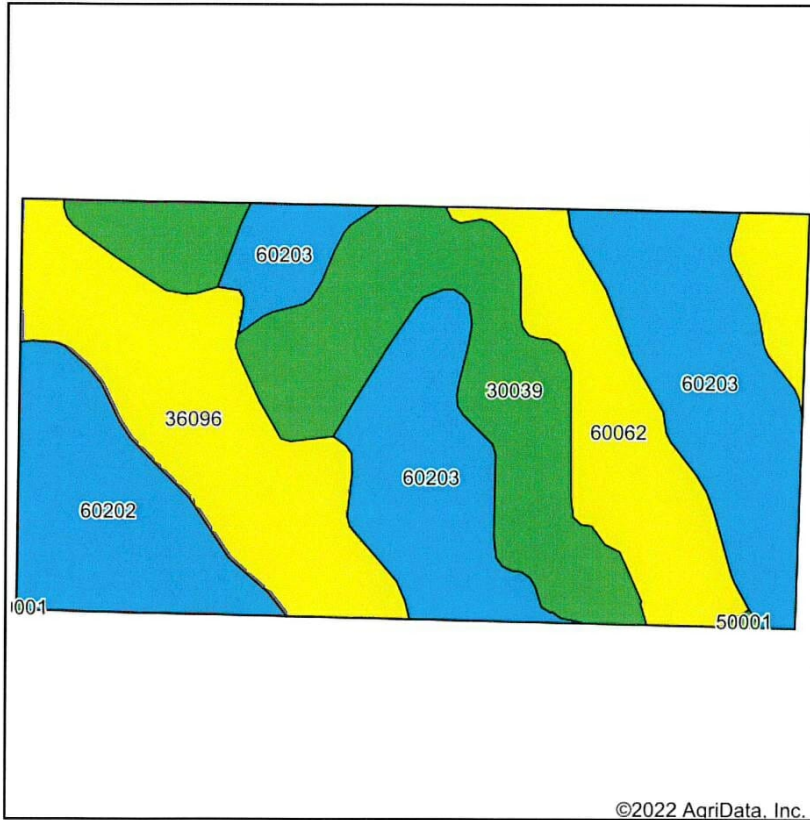


Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 23

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	25.67	32.1%		IVe							49
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	25.27	31.6%		IIw							68
66050	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	15.98	20.0%		Vw							70
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	8.71	10.9%		VIe							32
34007	Gifford silt loam, 5 to 9 percent slopes, eroded	2.25	2.8%		IIIe			8	7	8	9	58
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	0.81	1.0%		IVe							39
30039	Armstrong loam, 9 to 14 percent slopes, eroded	0.53	0.7%		IVe							46
66134	Tice silty clay loam, 1 to 3 percent slopes, frequently flooded	0.49	0.6%		IIIw			8	9	8	10	60

TRACT 3



State: **Missouri**
 County: **Macon**
 Location: **19-59N-16W**
 Township: **Walnut Creek**
 Acres: **74.01**
 Date: **7/21/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 23

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
60203	Purdin loam, 14 to 20 percent slopes, eroded	22.32	30.2%		Vle	5	8	7	8	7	8	46
30039	Armstrong loam, 9 to 14 percent slopes, eroded	16.57	22.4%		IVe							46
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	16.31	22.0%		IIIw			8	7	8	8	56
60202	Purdin loam, 14 to 20 percent slopes	9.39	12.7%		Vle	5	8	7	8	7	8	44
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	9.33	12.6%		IIIe							50
50001	Armstrong loam, 5 to 9 percent slopes, eroded	0.09	0.1%		IVe							49
Weighted Average					4.51	2.1	3.4	4.8	5	4.8	5.2	*n 48.5

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

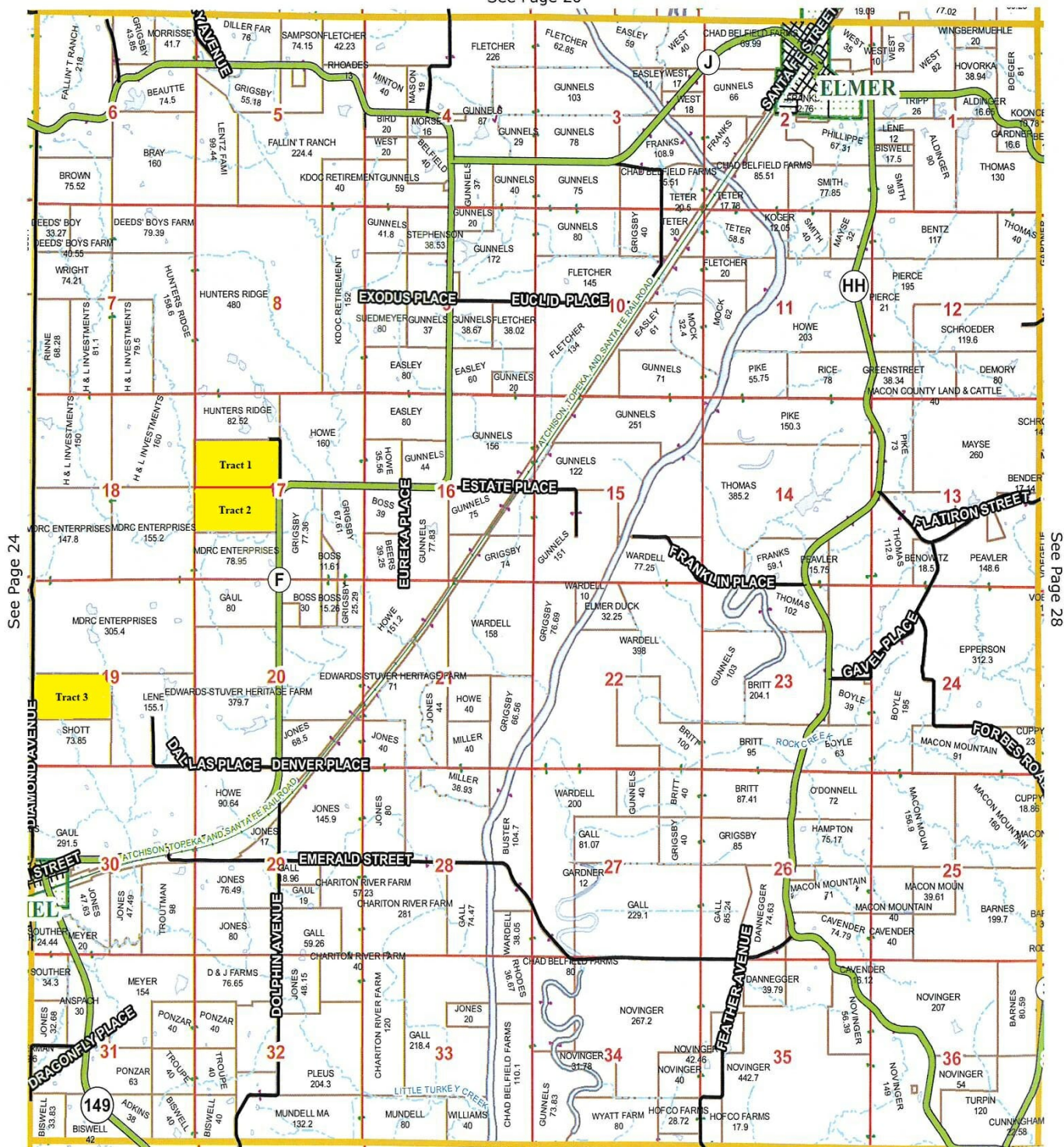
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Walnut Creek Township 07 T-59-N R-16-W

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