



Scott Gander

Auction
Manager/Sales
Associate



Scheer Family Farm Trust Tracts 1-3

Franklin County
Missouri

239 Acres



Peoples Land Company

113 East Highway 151
Leonard, MO 63451
660-651-6501

Comments

Thank you for your interest in the Scheer Family Farm Trust Land Auction. If you have any questions, please feel free to reach out to me directly at 660-676-1479. -Scott Gander

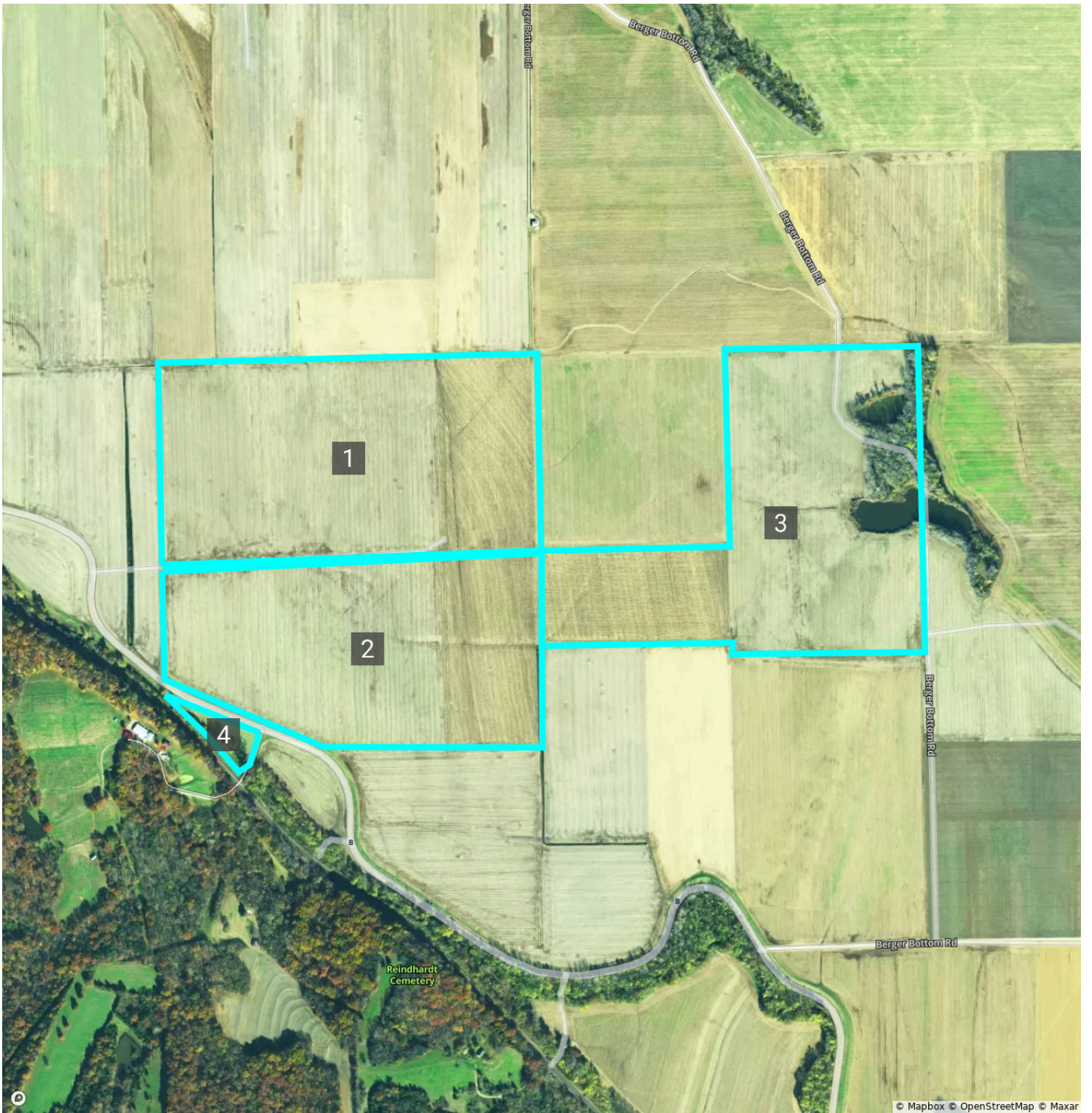


Overview



Franklin, MO • Township: Boeuf
Locations: 07-45N-3W, 12-45N-4W

239.34 acres, 4 selections



Overview 239.34 acres, 4 selections



Franklin, MO • Township: Boeuf • Location: 07-45N-3W

Type: Custom Boundary



Acres
82.60

Lat. Long.
38.6711, -91.3128

Franklin, MO • Township: Boeuf • Location: 07-45N-3W

Type: Custom Boundary



Acres
70.32

Lat. Long.
38.6680, -91.3127

Overview 239.34 acres, 4 selections



Franklin, MO • Township: Boeuf • Location: 07-45N-3W

Type: Custom Boundary



Acres
83.96

Lat. Long.
38.6713, -91.3013

Franklin, MO • Township: Boeuf • Location: 12-45N-4W

Type: Custom Boundary



Acres
2.46

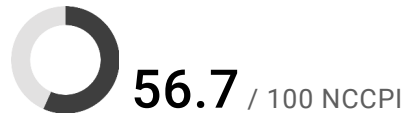
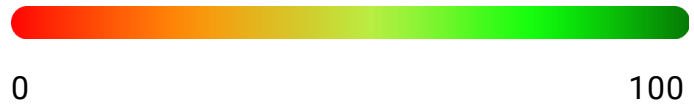
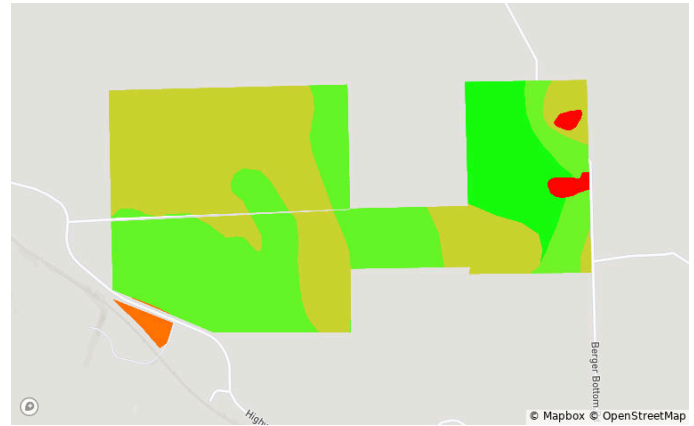
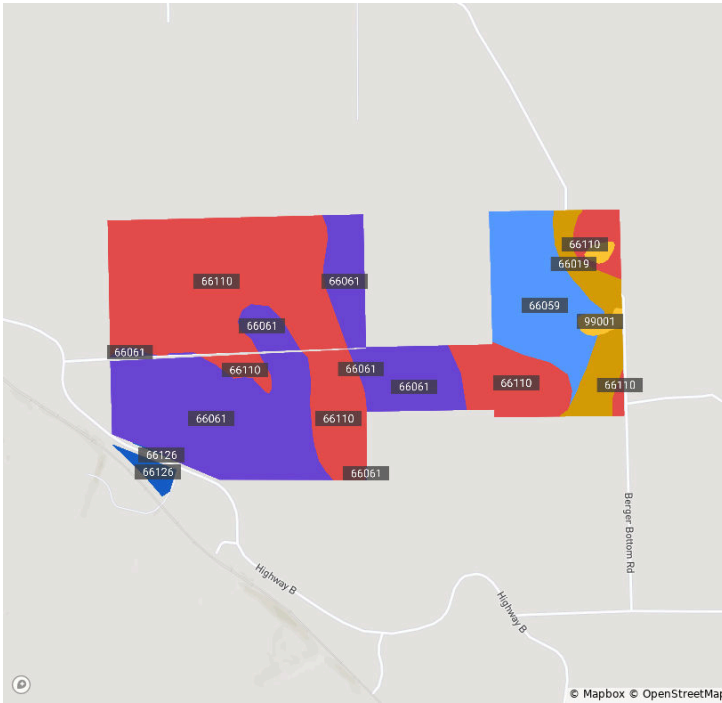
Lat. Long.
38.6659, -91.3156

Soils



Franklin, MO • Township: Boeuf
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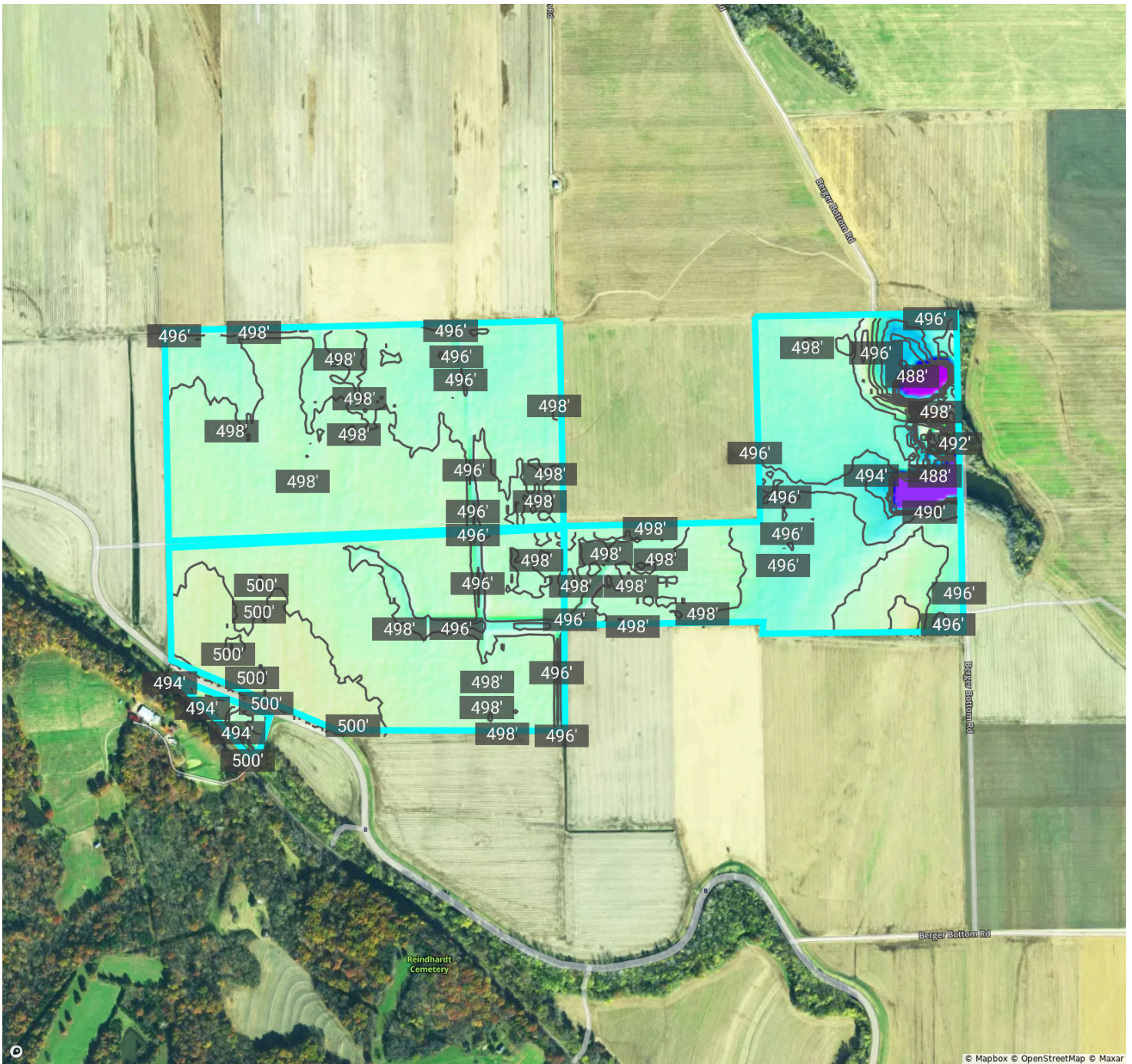
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	108.2	45.2%	3w	—	45.8
66061	Peers-Lowmo-SansDessein complex, 0 to 2 percent slopes, occasionally flooded	81.7	34.1%	3w	—	65.7
66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	30.4	12.7%	2w	—	76.4
66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	13.6	5.7%	2w	—	63.8
99001	Water	3.0	1.2%	—	—	0.0
66126	Haynie-Treloar-Blake complex, 0 to 2 percent slopes, frequently flooded	2.5	1.0%	5w	—	20.0

Elevation



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486.6 ft

508.8 ft

Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 22.2 ft

Min: 486.6

Max: 508.8



Crop History



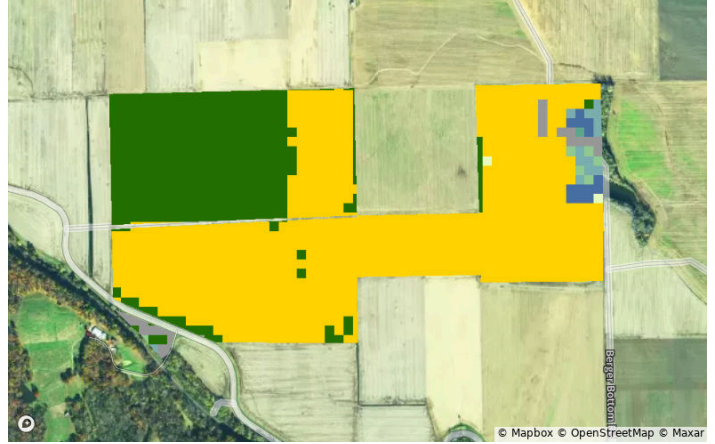
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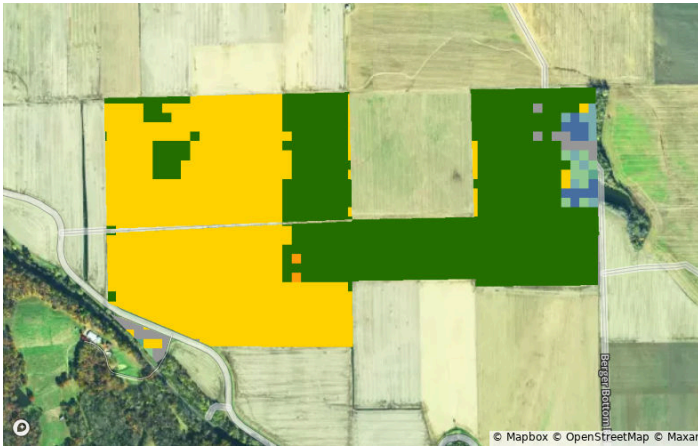
2023



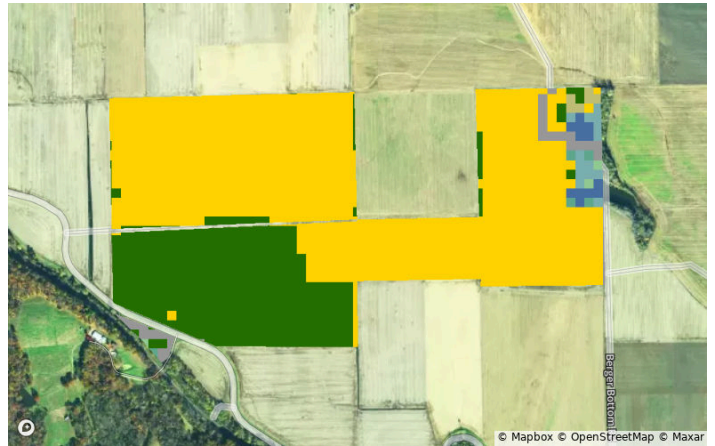
2022



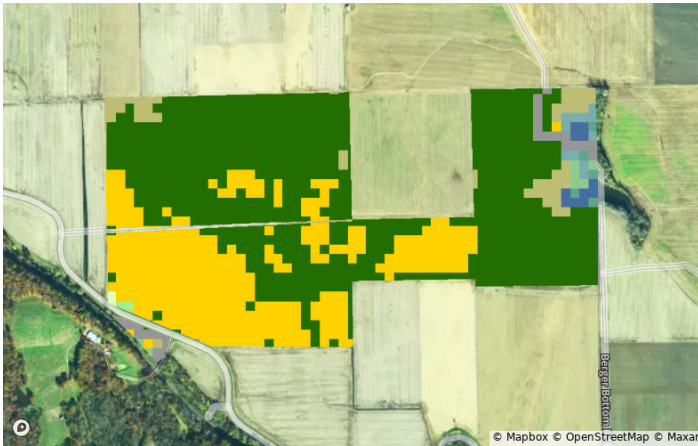
2021



2020



2019



2018



Crop History



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All Selections



Crop	2023	2022	2021	2020	2019	2018
Corn	62.7%	65.8%	48.4%	66.0%	30.0%	25.9%
Soybeans	31.5%	28.2%	45.7%	27.3%	58.9%	68.0%
Other	4.2%	4.3%	4.4%	4.1%	4.4%	4.0%
Developed/Open Space	1.5%	1.7%	1.5%	2.2%	2.1%	2.1%
Fallow/Idle Cropland	0.0%	0.0%	0.0%	0.5%	4.6%	0.0%

Vegetation Index (NDVI)



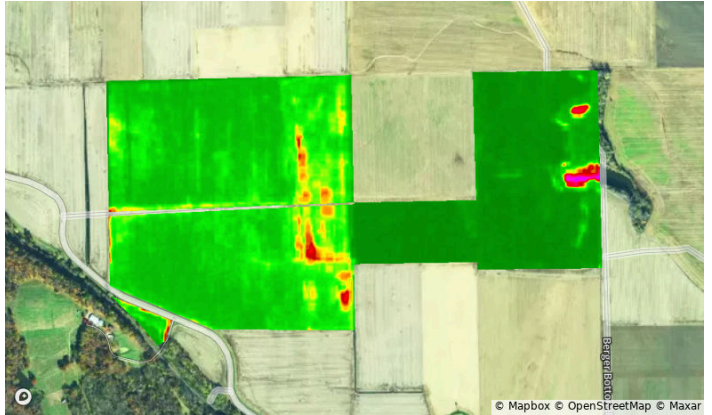
Franklin, MO • Township: Boeuf
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2024



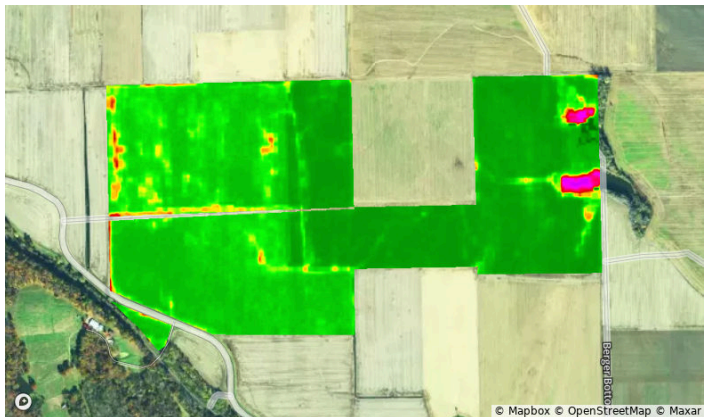
2023



2022



2021



2020



2019



Vegetation Index (NDVI)



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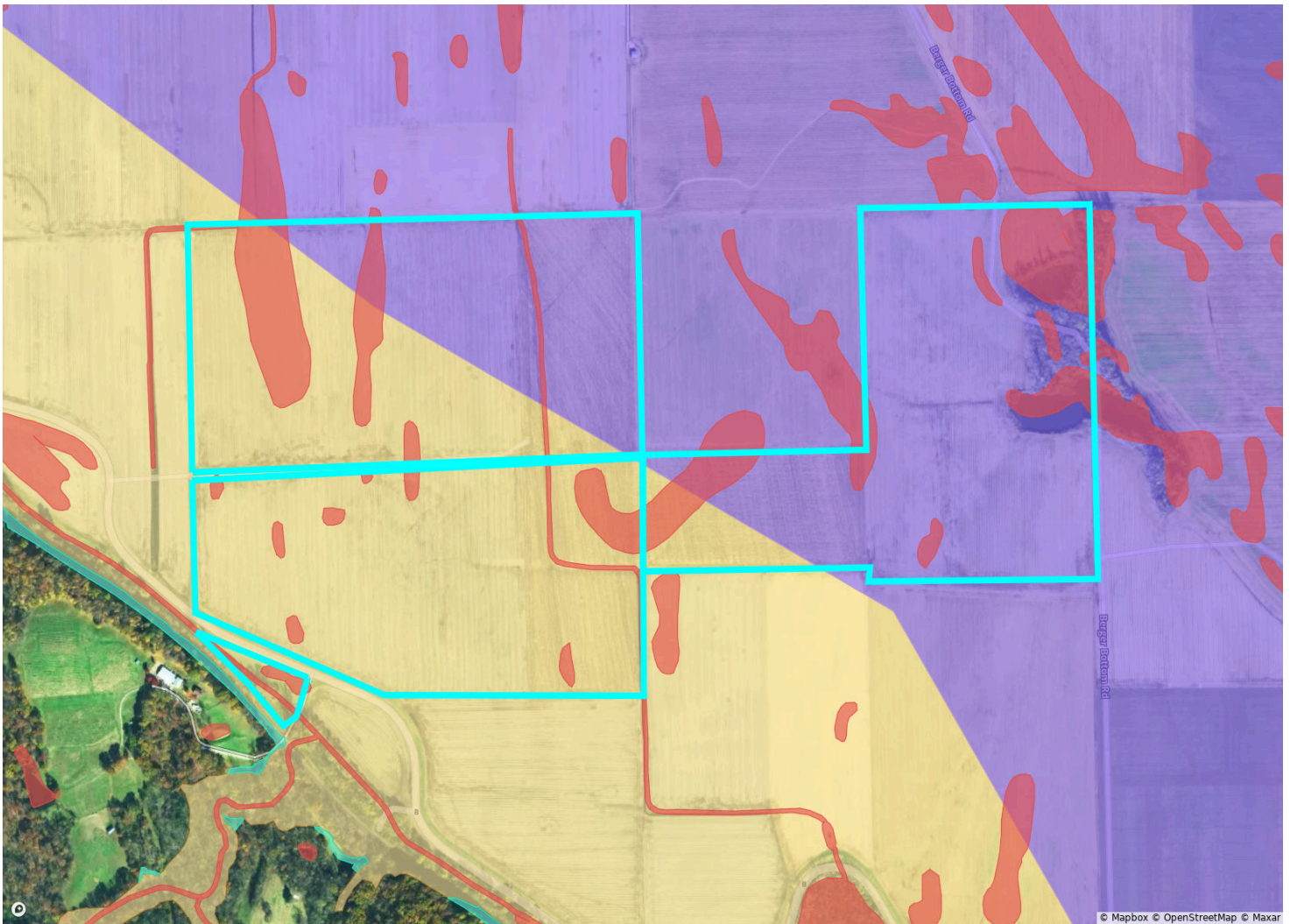
Year	2024	2023	2022	2021	2020	2019
Standard Deviation	5	6	6	6	7	8
Mean	89	85	88	85	85	82
Min	31	34	32	34	21	21
Max	96	95	95	100	94	93

Flood (FEMA Report)



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Flood Hazard Zone

- 100 Year Flood Zone (1% annual chance of flooding)
- Regulatory Floodway
- 500 Year Flood Zone (0.2% annual chance of flooding)
- No Flood Hazard Zone

% of Selection

52.4%
 47.6%
 0.0%
 0.0%

Acres

125.5
 113.9
 0.0
 0.0

Wetlands

- Assorted Wetlands

% of Selection

13.1%

Acres

31.3










FSA Overview



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CLU	Acres	CLU	Acres	CLU	Acres
1 	71.13	4 	22.84	7 	8.23
2 	55.79	5 	19.88	8 	1.28
3 	37.81	6 	17.09	9 	1.12

FSA Overview



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CLU	Acres
10	1.05
11	1.03

Historical Imagery



Franklin, MO • Township: Boeuf
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2022



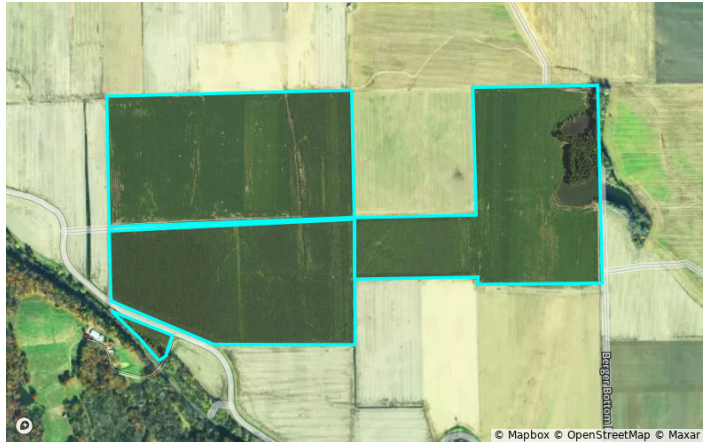
2020



2018



2016



2014



2012

