



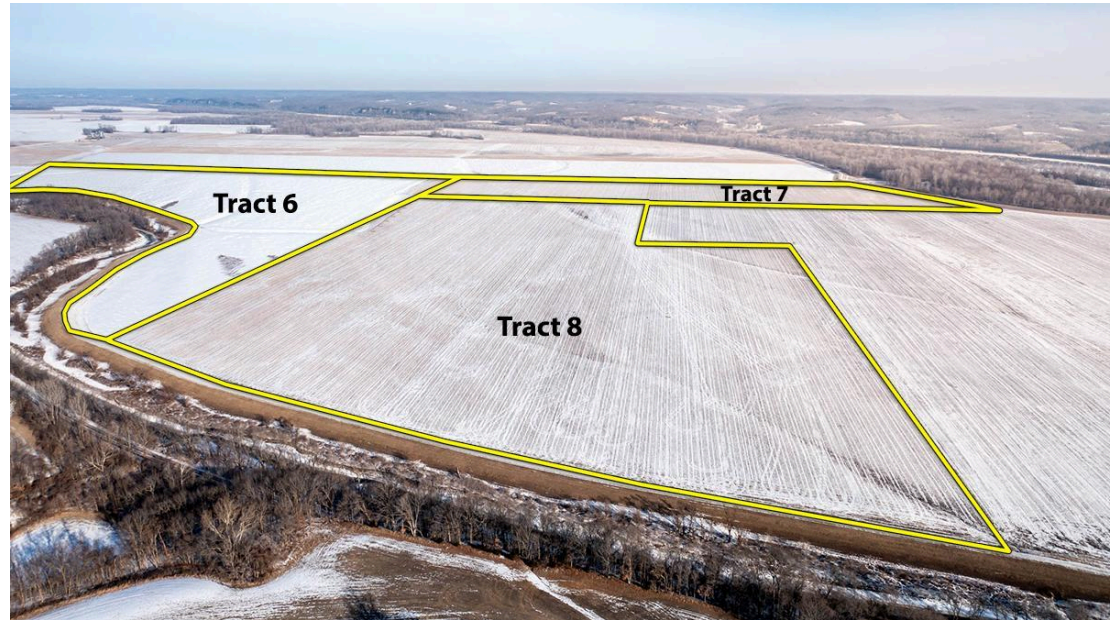
Scott Gander

Auction
Manager/Sales
Associate

Scheer Family Farm Trust Lower End

Franklin County
Missouri

558 Acres



Peoples Land Company

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

Comments

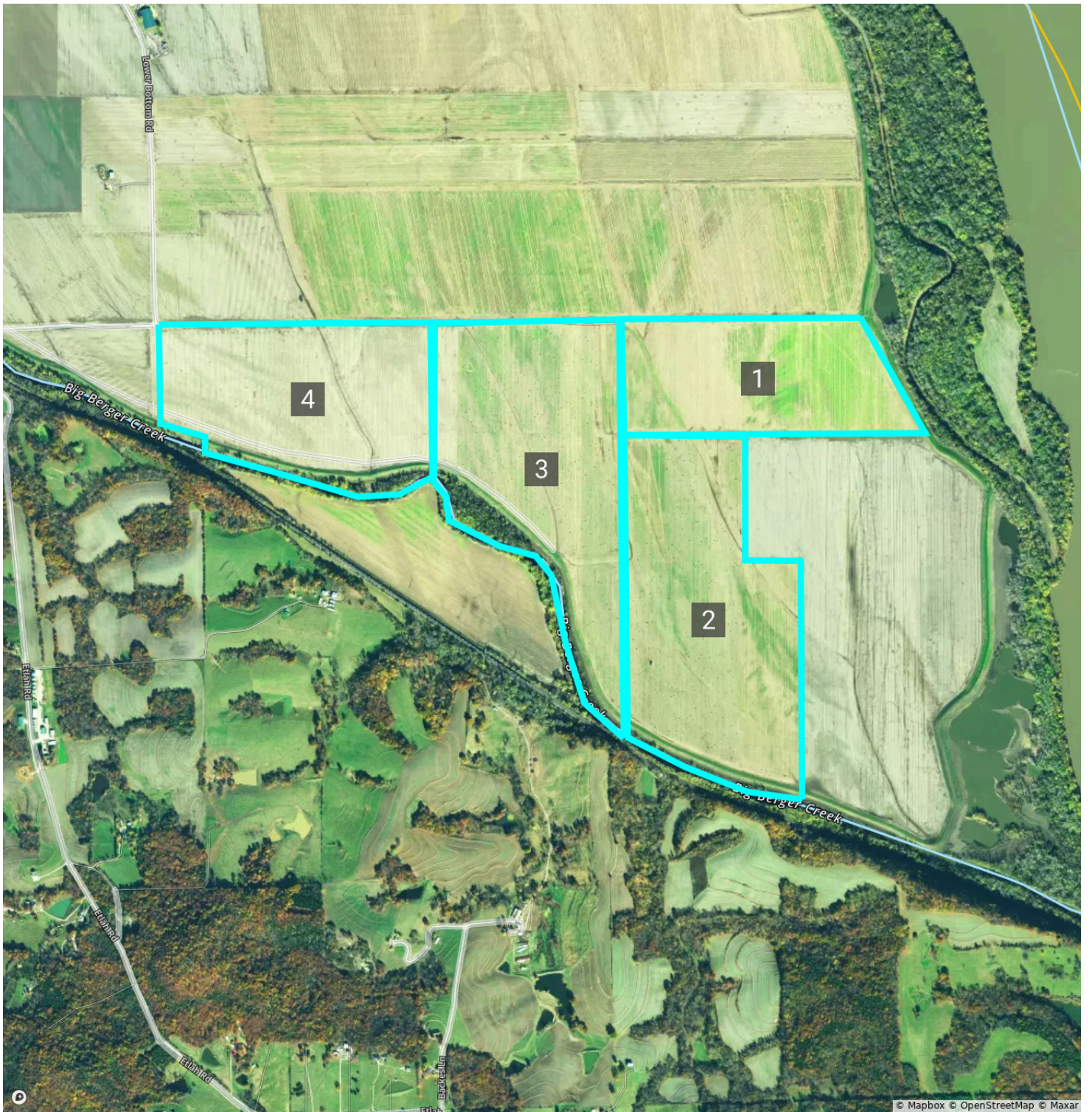
Thank you for your interest in the Scheer Family Farm Trust. If you have any questions, please feel free to reach out to me directly at 660-676-1479. -Scott Gander



Overview

Franklin, MO • Township: Boeuf
Locations: 22-45N-3W, 21-45N-3W

558.14 acres, 4 selections



Overview 558.14 acres, 4 selections

Franklin, MO • Township: Boeuf • Location: 22-45N-3W

Type: Custom Boundary



Acres
99.36

Lat. Long.
38.6384, -91.2431

Franklin, MO • Township: Boeuf • Location: 22-45N-3W

Type: Custom Boundary



Acres
166.67

Lat. Long.
38.6295, -91.2449

Overview 558.14 acres, 4 selections

Franklin, MO • Township: Boeuf • Location: 22-45N-3W

Type: Custom Boundary



Acres
162.84

Lat. Long.
38.6333, -91.2517

Franklin, MO • Township: Boeuf • Location: 21-45N-3W

Type: Custom Boundary



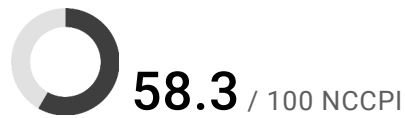
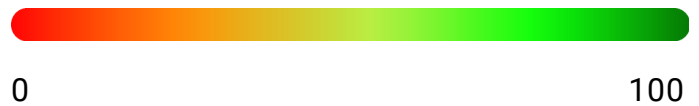
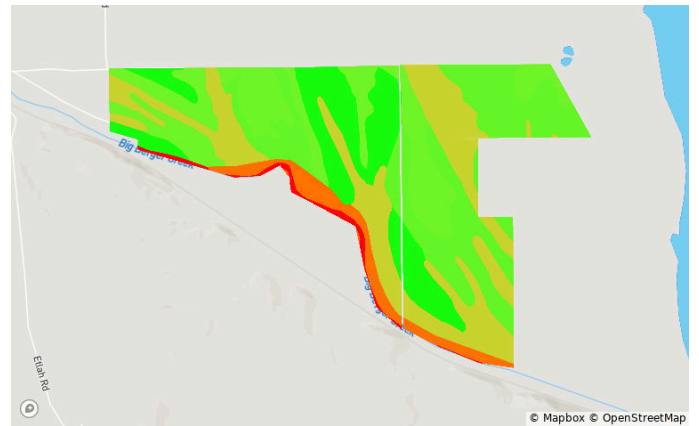
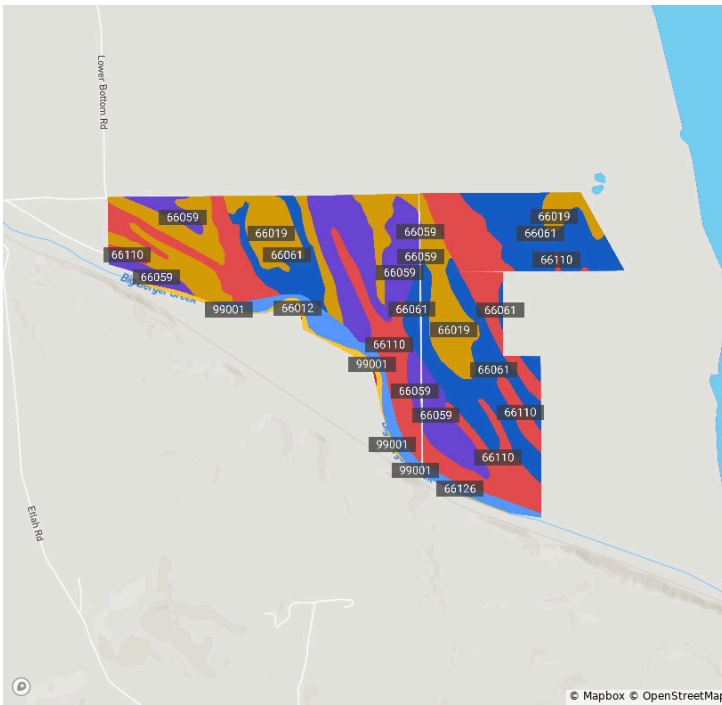
Acres
129.28

Lat. Long.
38.6384, -91.2621

Soils

Franklin, MO • Township: Boeuf
 Locations: 22-45N-3W, 21-45N-3W

558.14 acres, 4 selections

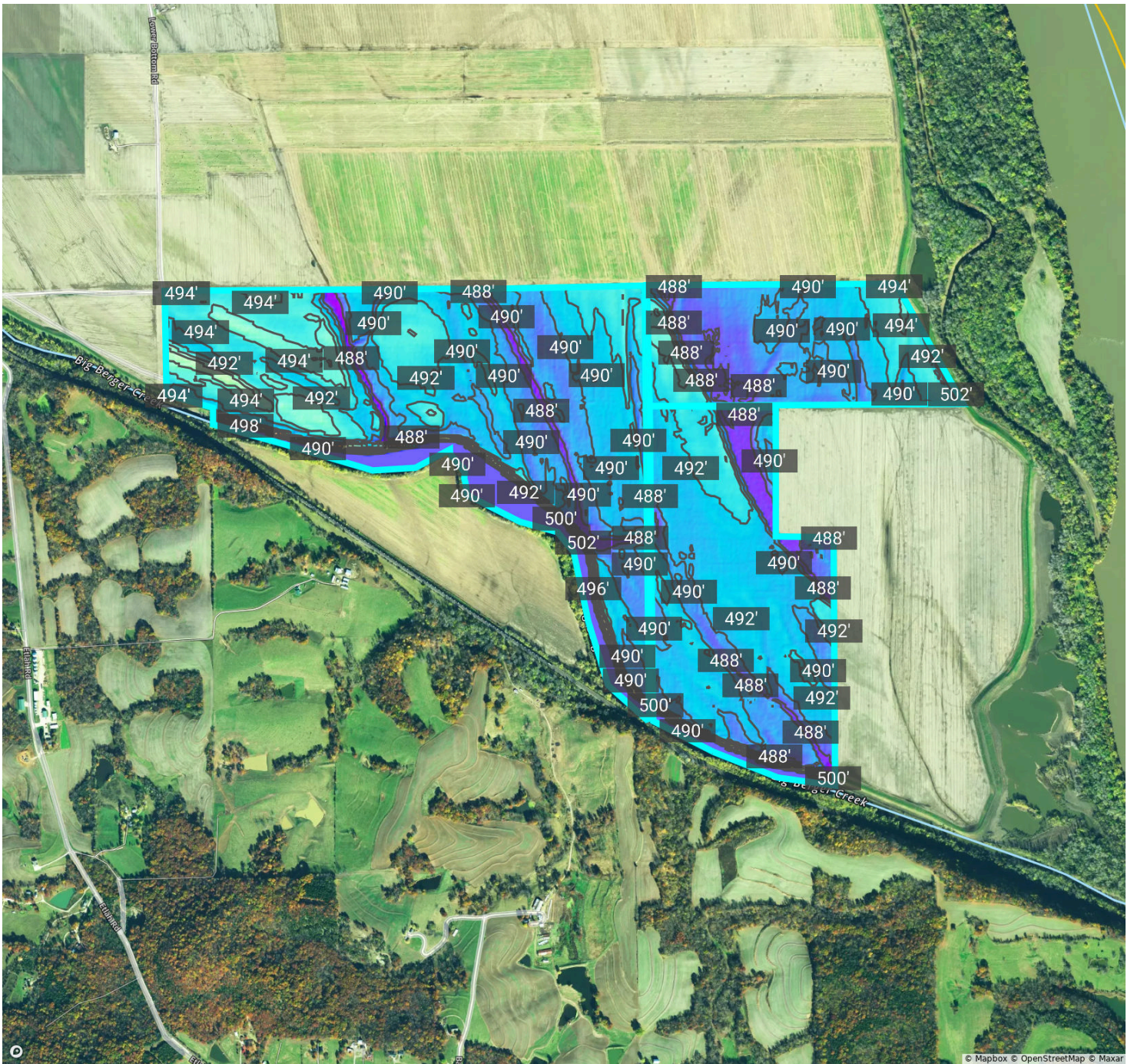


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	154.4	27.7%	3w	—	45.8
66061	Peers-Lowmo-SansDessein complex, 0 to 2 percent slopes, occasionally flooded	141.8	25.5%	3w	—	65.7
66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	125.2	22.5%	2w	—	63.8
66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	97.8	17.6%	2w	—	76.4
66126	Haynie-Treloar-Blake complex, 0 to 2 percent slopes, frequently flooded	31.4	5.6%	5w	—	20.0
99001	Water	6.0	1.1%	—	—	0.0
66012	Blake silt loam, 0 to 2 percent slopes, frequently flooded	0.2	0.0%	5w	—	18.5

Elevation

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486.4 ft

505.7 ft

Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 19.3 ft

Min: 486.4

Max: 505.7



Crop History

Franklin, MO • Township: Boeuf
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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	72.6%	39.6%	61.2%	60.7%	1.2%	67.9%
Soybeans	19.1%	52.7%	31.3%	16.6%	0.2%	23.7%
Fallow/Idle Cropland	0.0%	0.0%	0.0%	0.2%	90.6%	0.0%
Dbl Crop WinWht/Soybeans	0.2%	0.0%	0.0%	14.5%	0.0%	0.0%
Deciduous Forest	2.0%	1.8%	1.5%	1.6%	2.2%	4.4%
Woody Wetlands	2.0%	2.0%	2.5%	2.0%	2.3%	0.8%
Grassland/Pasture	2.9%	2.4%	2.4%	0.9%	0.6%	2.4%
Other	1.2%	1.6%	1.0%	3.4%	2.8%	0.8%

Vegetation Index (NDVI)

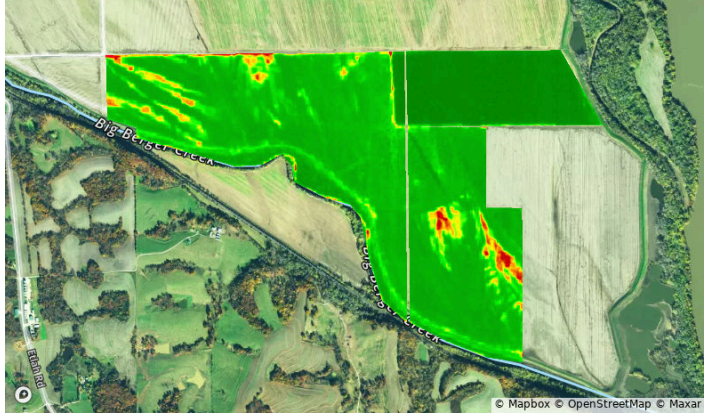
Franklin, MO • Township: Boeuf
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2024



2023



2022



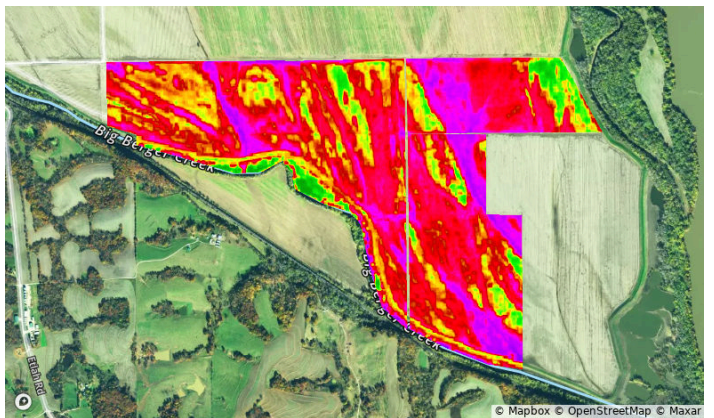
2021



2020



2019



Vegetation Index (NDVI)

Franklin, MO • Township: Boeuf
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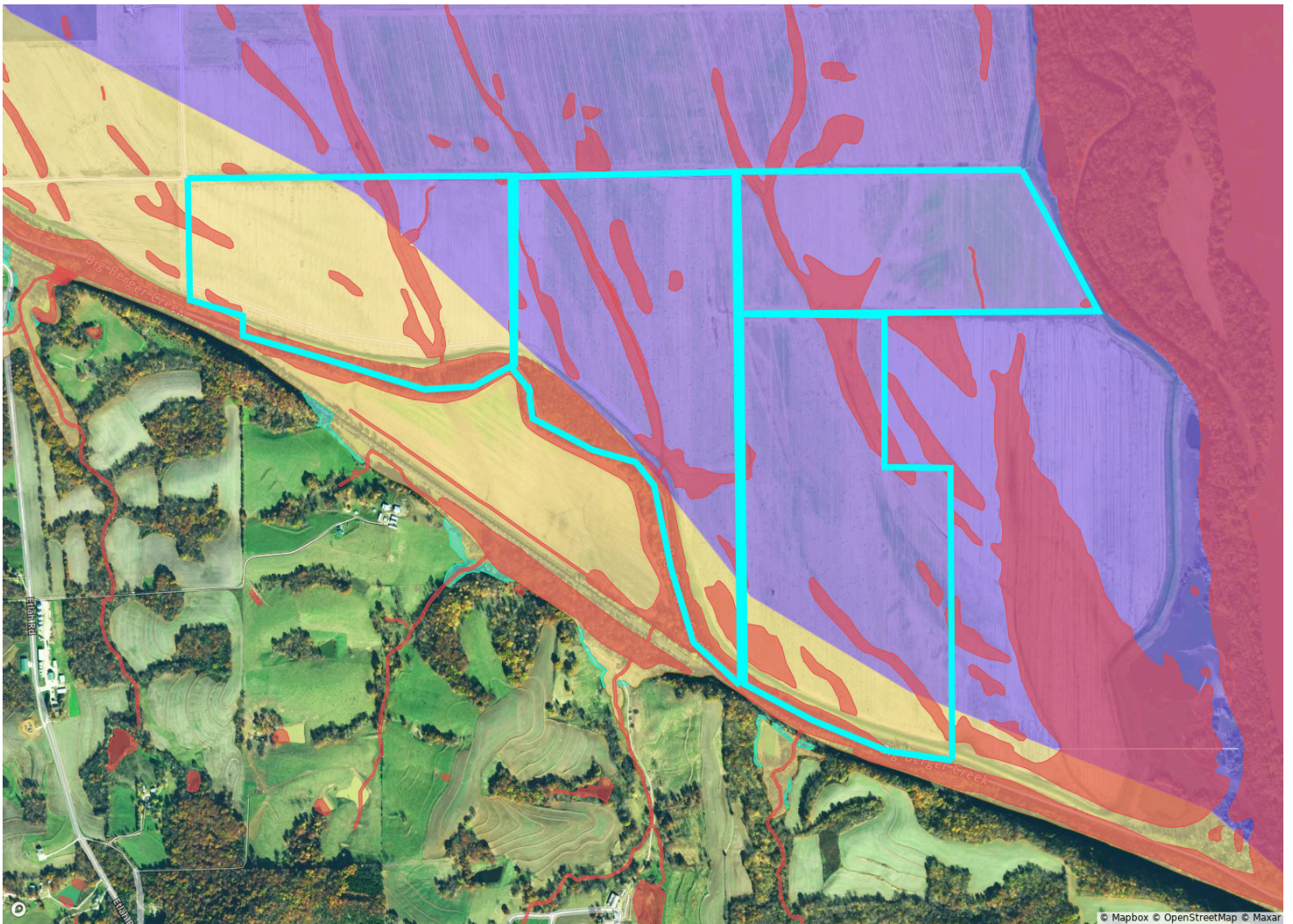
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Year	2024	2023	2022	2021	2020	2019
Standard Deviation	5	5	4	5	5	13
Mean	88	86	91	86	88	59
Min	45	48	54	40	19	13
Max	95	95	95	94	94	90

Flood (FEMA Report)

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Flood Hazard Zone	% of Selection	Acres
● Regulatory Floodway	70.9%	394.6
● 100 Year Flood Zone (1% annual chance of flooding)	29.1%	162.1
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
○ No Flood Hazard Zone	0.0%	0.0
Wetlands	% of Selection	Acres
● Assorted Wetlands	17.3%	96.3

FSA Overview

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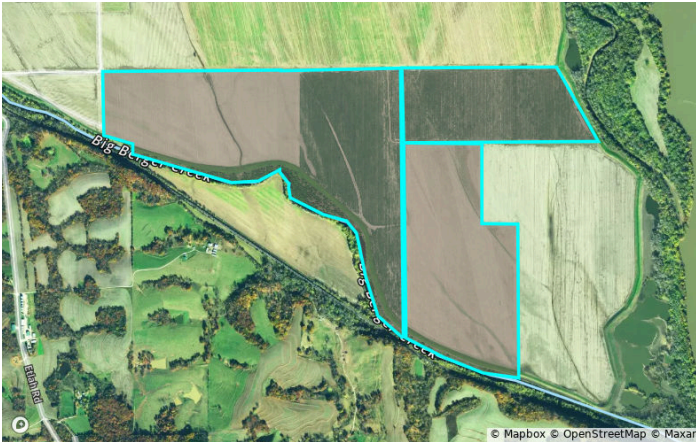
CLU	Acres	CLU	Acres
1 	250.06	4 	37.74
2 	156.25	5 	4.48
3 	104.02		

Historical Imagery

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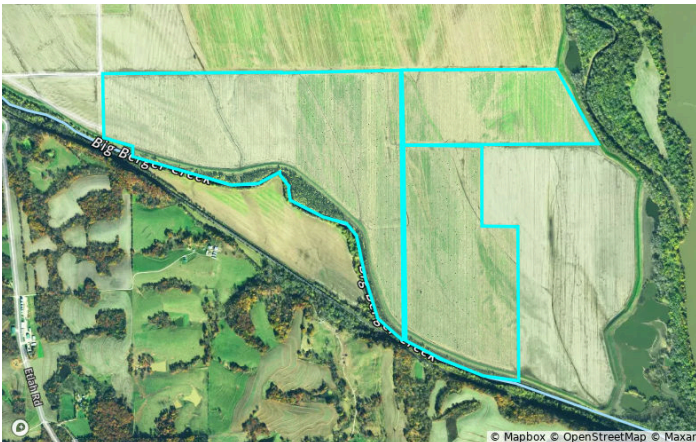
2022



2020



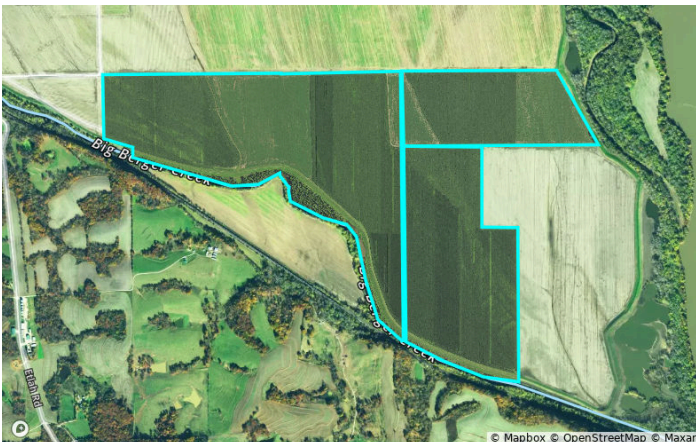
2018



2016



2014



2012

