



Scott Gander

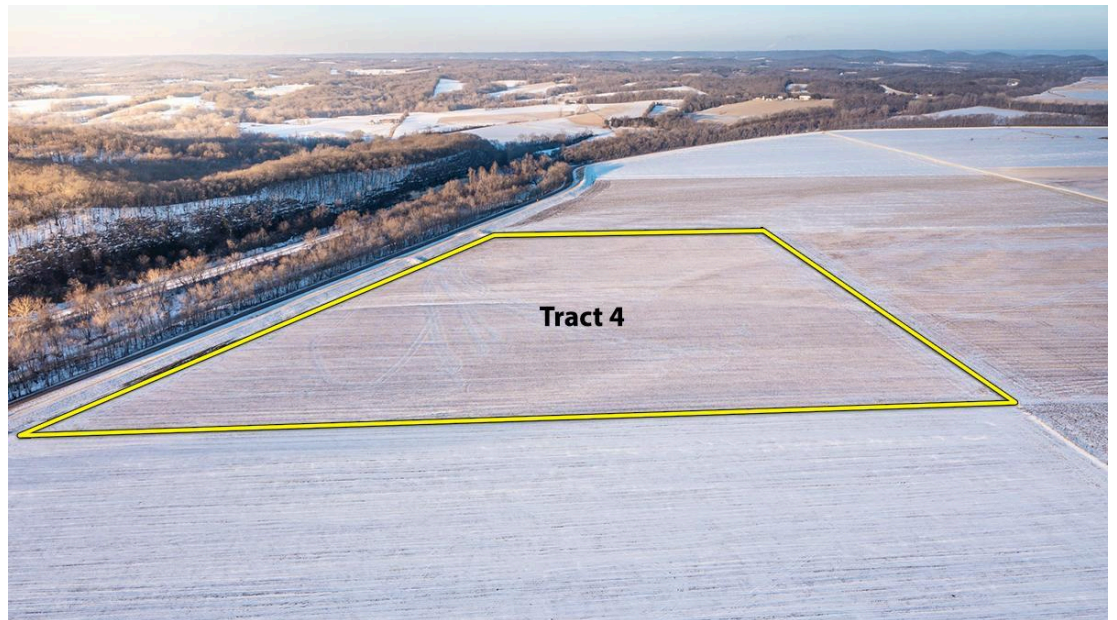
Auction
Manager/Sales
Associate



Scheer Family Farm Trust Auction Tract 4

Franklin County
Missouri

593 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 to reach out to me direct at 660-676-1479.
-Scott Gander

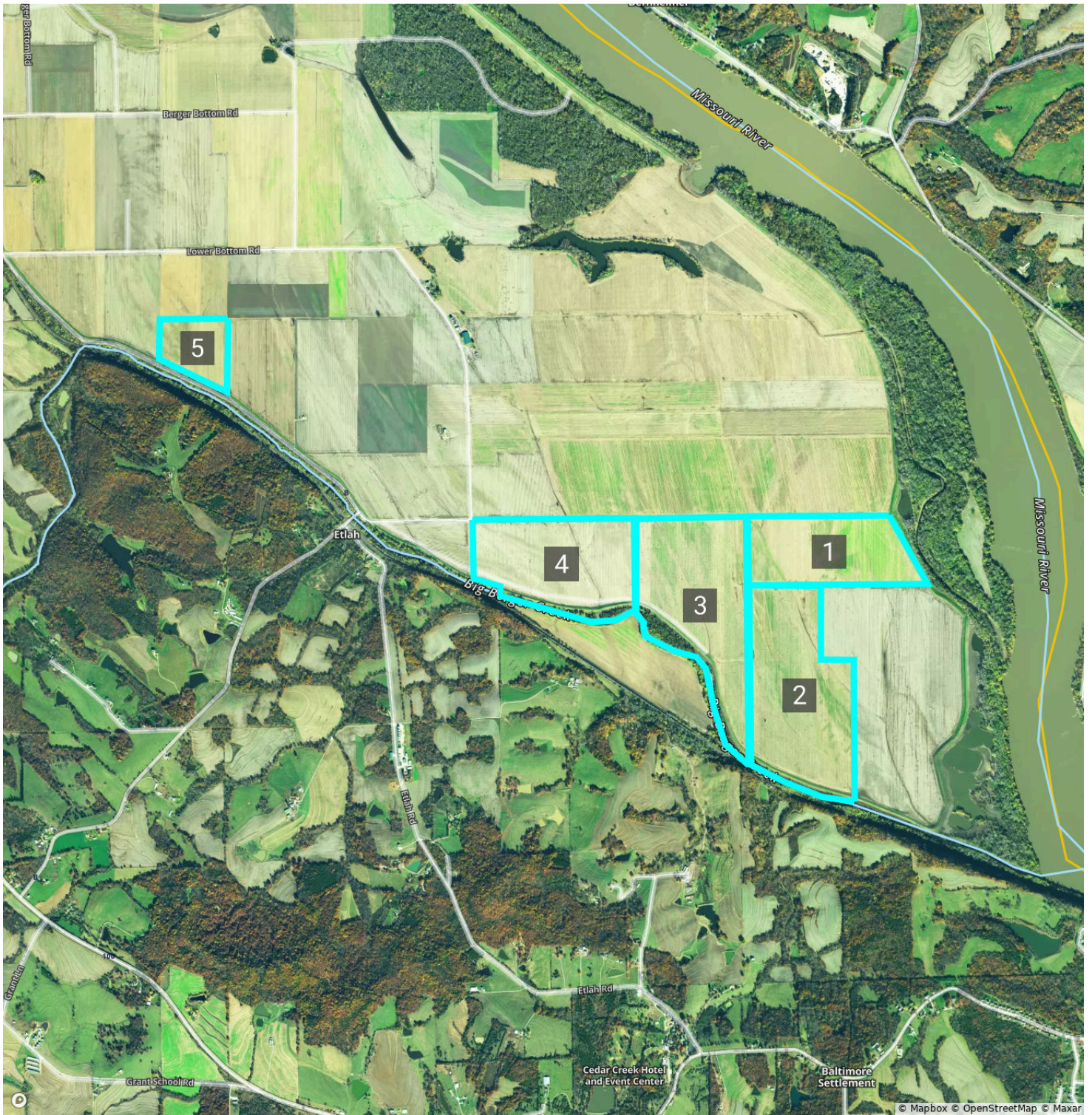


Overview



Franklin, MO • Township: Boeuf
Locations: 17-45N-3W, 21-45N-3W, 22-45N-3W

593.14 acres, 5 selections

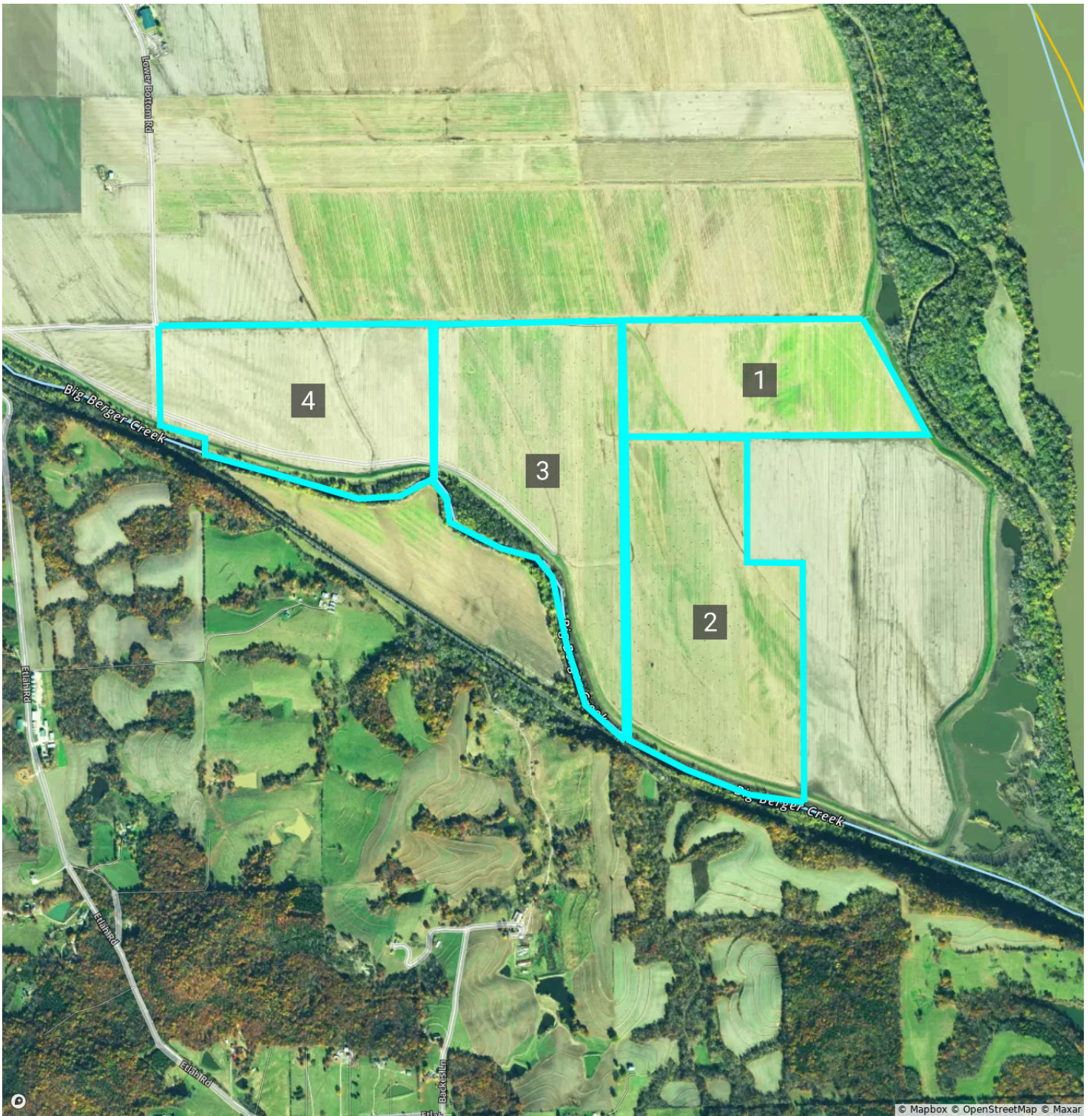


Overview



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

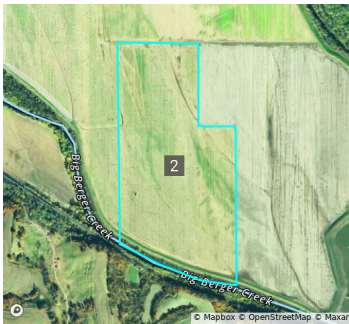
Owner 1 **Owner 2** **Owner Address**
— — —

Total Assessed Value **Assessed Land Value** **Assessed Improvement Value** **Assessed Year**
— — — —

County Use Description **Legal Description**
— —

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

Type: Custom Boundary



Acres
166.67

Lat. Long.
38.6295, -91.2449

Owner 1 **Owner 2** **Owner Address**
— — —

Total Assessed Value **Assessed Land Value** **Assessed Improvement Value** **Assessed Year**
— — — —

County Use Description **Legal Description**
— —

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

Owner 1 **Owner 2** **Owner Address**
— — —

Total Assessed Value **Assessed Land Value** **Assessed Improvement Value** **Assessed Year**
— — — —

County Use Description **Legal Description**
— —

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

Type: Custom Boundary



Acres
129.28

Lat. Long.
38.6384, -91.2621

Owner 1 **Owner 2** **Owner Address**
— — —

Total Assessed Value **Assessed Land Value** **Assessed Improvement Value** **Assessed Year**
— — — —

County Use Description **Legal Description**
— —

Overview



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection



Overview 35.00 acres, 1 selection



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

Type: Parcel



Acres 35.00	Parcel ID Number 04-4-170-0-000-01000 0	Property Address Mo-B Berger, MO 63014
Owner 1 SCHEER FAMILY FARM TRUST	Owner 2 —	Owner Address 355 Ww Industrial Park Dr Washington, MO 63090

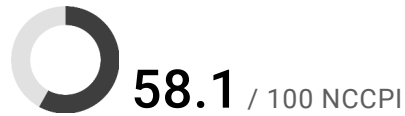
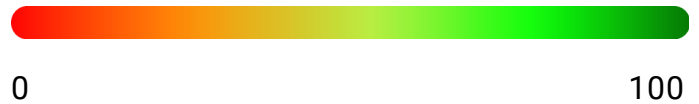
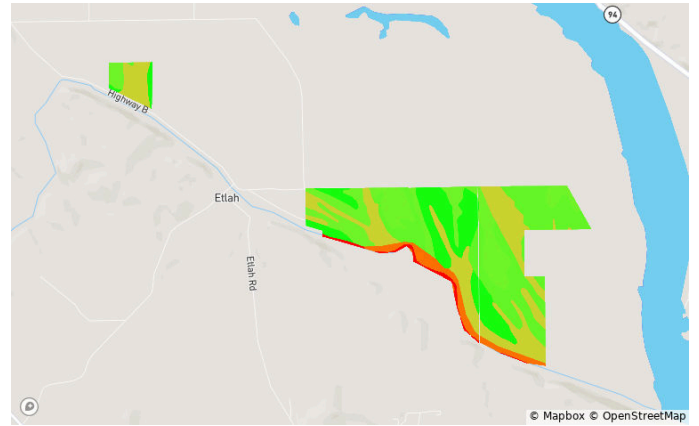
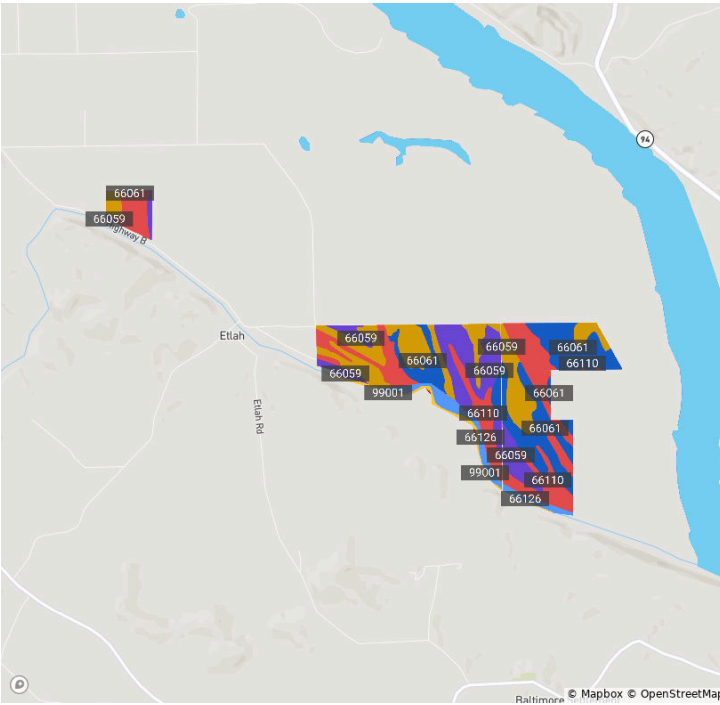
Total Assessed Value \$3,150	Assessed Land Value —	Assessed Improvement Value —	Assessed Year 2023
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County Use Description AGRICULTURAL	Legal Description NE SW EX RR & CO RD
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Soils

Franklin, MO • Township: Boeuf
 Locations: 17-45N-3W, 21-45N-3W, 22-45N-3W

593.14 acres, 5 selections

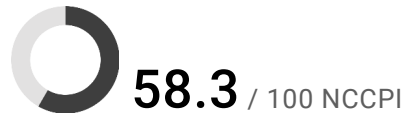
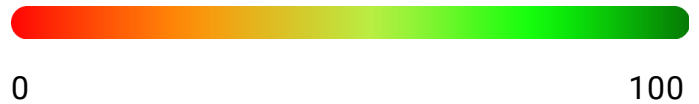
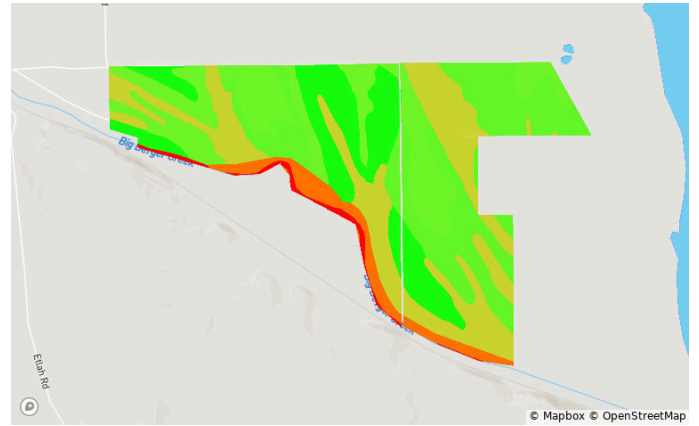
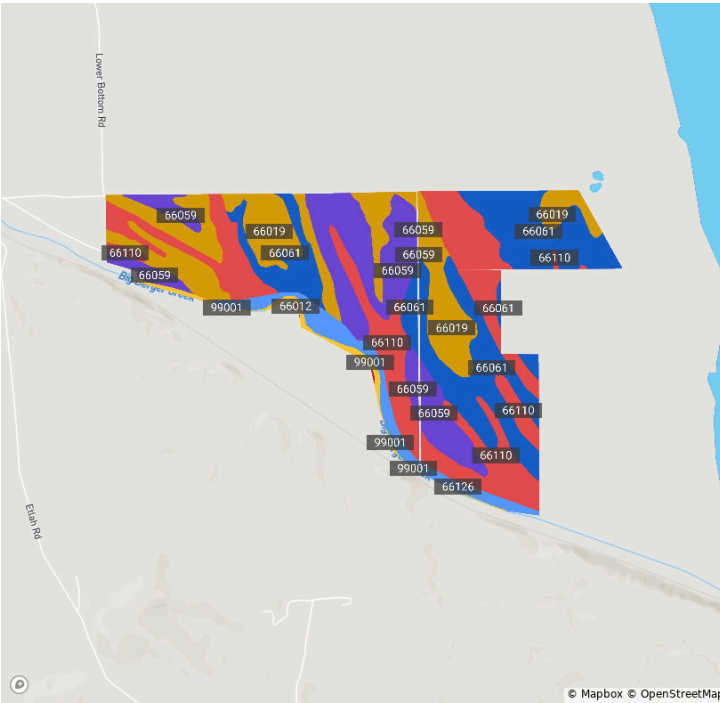


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● 66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	176.8	29.9%	3w	—	45.8
● 66061	Peers-Lowmo-SansDessein complex, 0 to 2 percent slopes, occasionally flooded	142.1	24.0%	3w	—	65.7
● 66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	133.3	22.5%	2w	—	63.8
● 66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	101.7	17.2%	2w	—	76.4
● 66126	Haynie-Treloar-Blake complex, 0 to 2 percent slopes, frequently flooded	31.4	5.3%	5w	—	20.0
● 99001	Water	6.0	1.0%	—	—	0.0
● 66012	Blake silt loam, 0 to 2 percent slopes, frequently flooded	0.2	0.0%	5w	—	18.5

Soils

Franklin, MO • Township: Boeuf
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558.14 acres, 4 selections

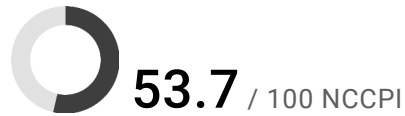
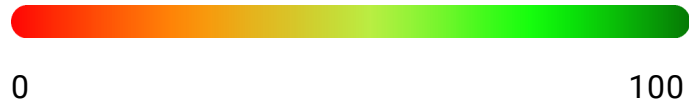
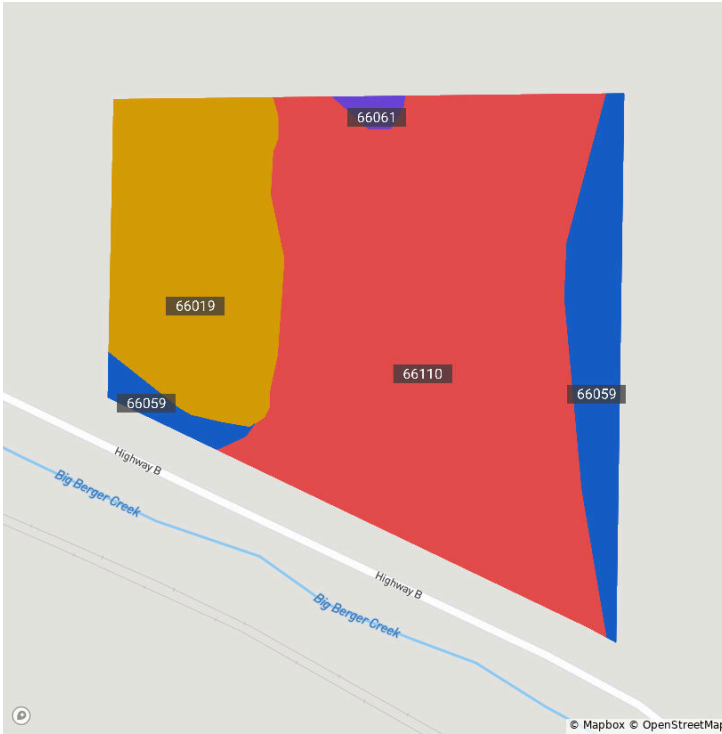


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● 66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	154.4	27.7%	3w	—	45.8
● 66061	Peers-Lowmo-SansDessein complex, 0 to 2 percent slopes, occasionally flooded	141.8	25.5%	3w	—	65.7
● 66019	Lowmo silt loam, 0 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

Soils

Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection

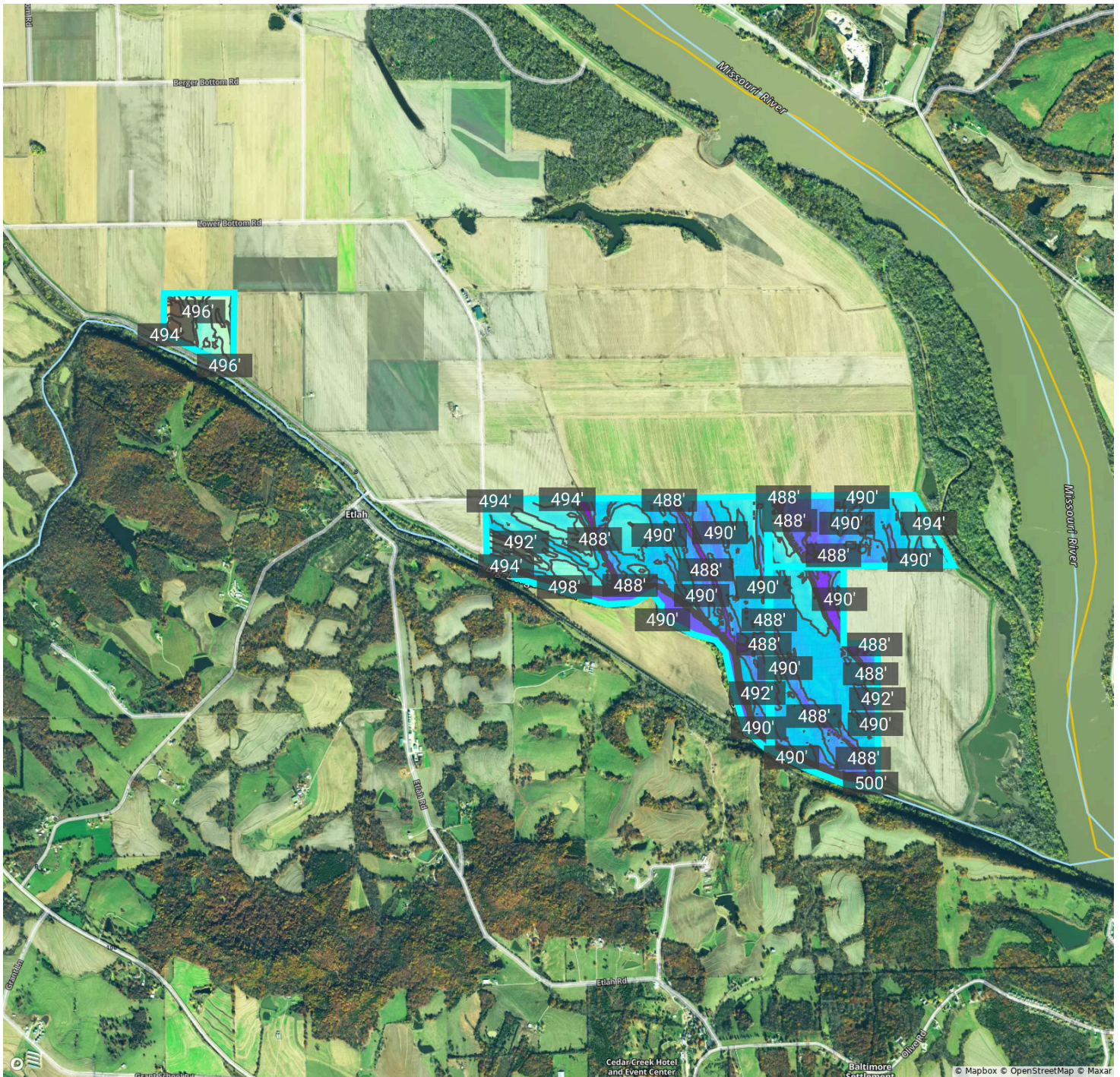


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● 66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	22.4	64.5%	3w	—	45.8
● 66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	8.1	23.4%	2w	—	63.8
● 66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.0	11.4%	2w	—	76.4
● 66061	Peers-Lowmo-SansDessein complex, 0 to 2 percent slopes, occasionally flooded	0.3	0.7%	3w	—	65.7

Elevation

Franklin, MO • Township: Boeuf
Locations: 17-45N-3W, 21-45N-3W, 22-45N-3W

593.14 acres, 5 selections



486.4 ft

505.7 ft

Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 19.3 ft

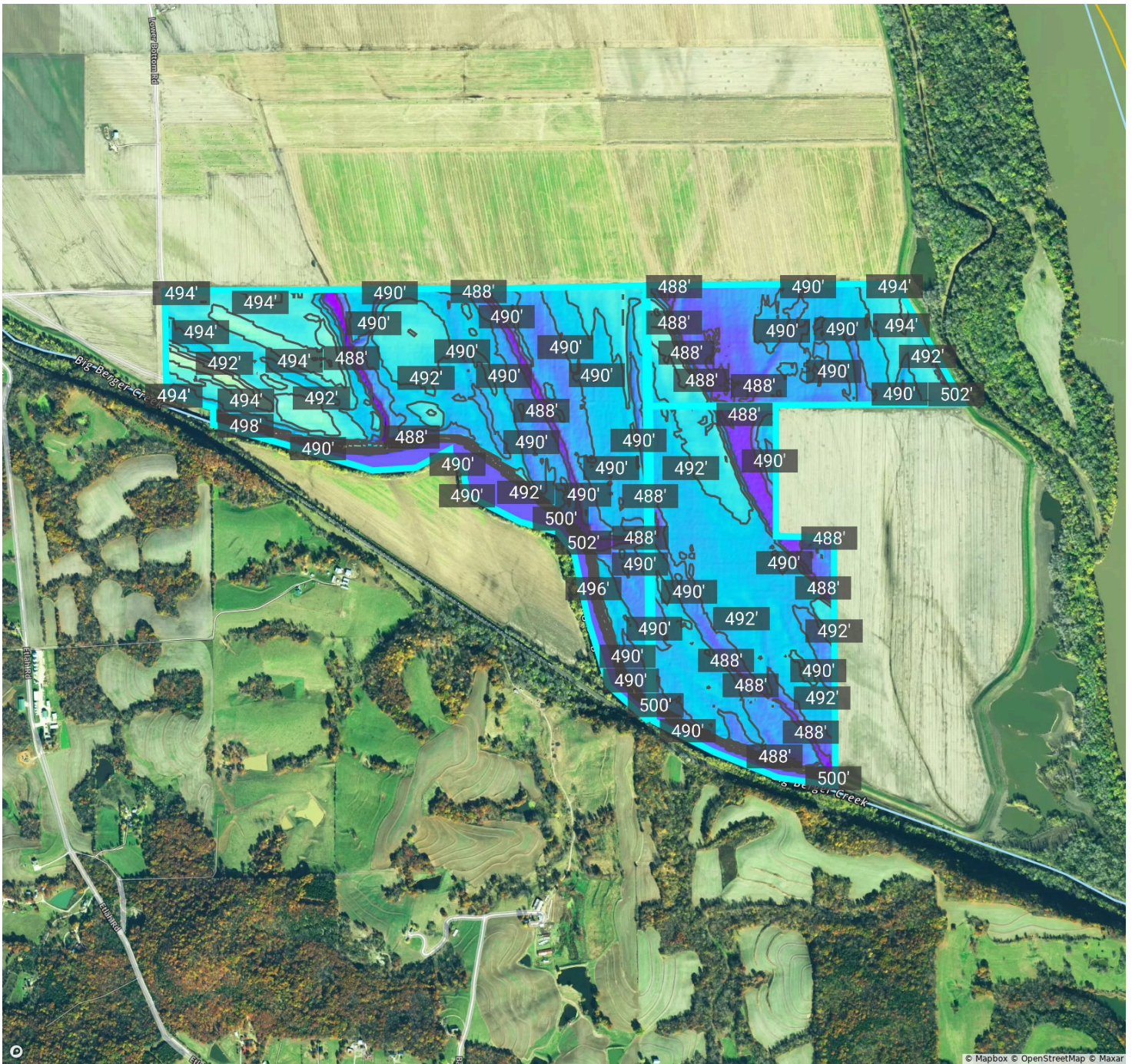
Min: 486.4

Max: 505.7

Elevation

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

558.14 acres, 4 selections



486.4 ft

505.7 ft

Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 19.3 ft

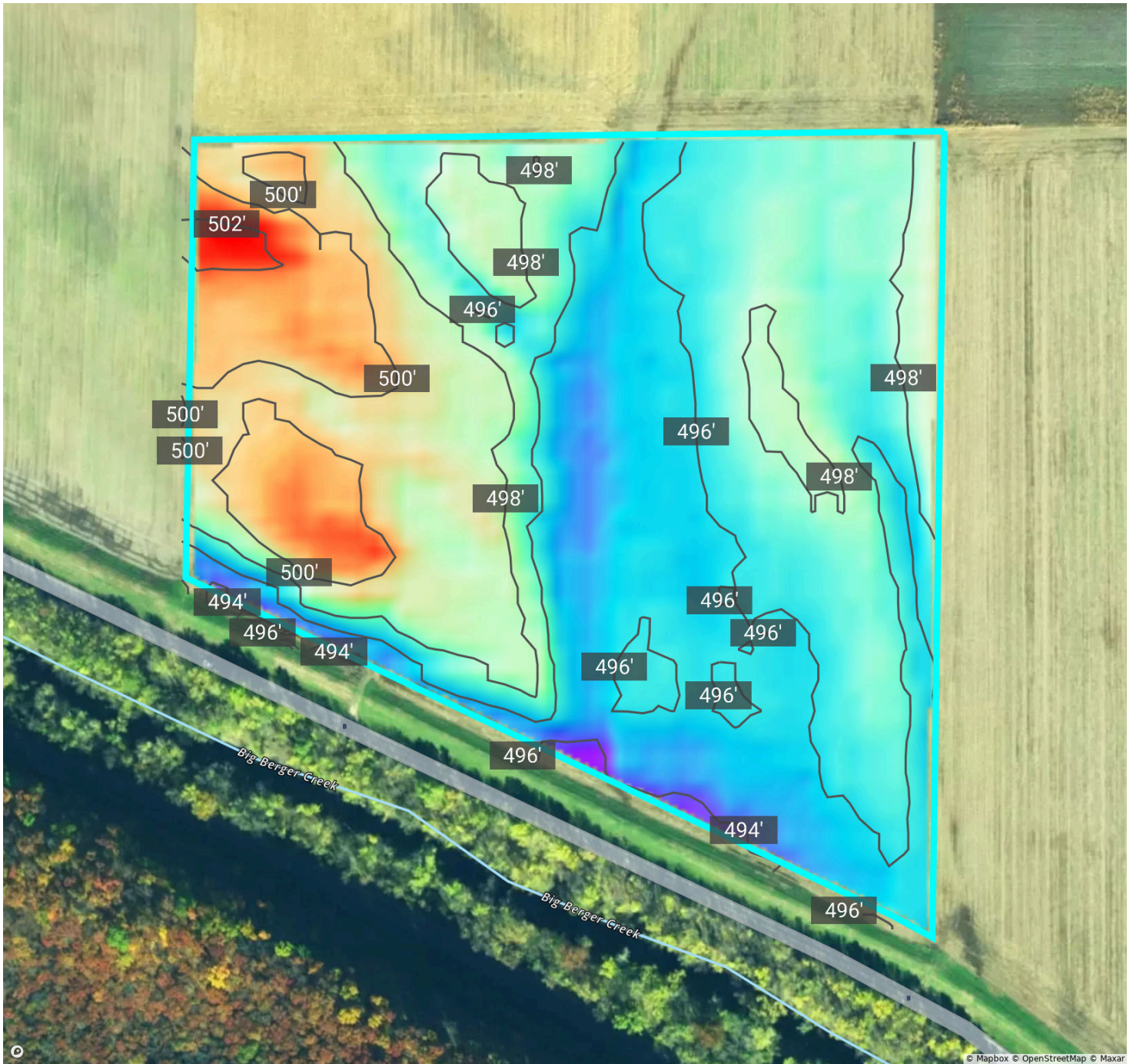
Min: 486.4

Max: 505.7

Elevation

Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection



492.8 ft

502.6 ft

Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 9.8 ft

Min: 492.8

Max: 502.6

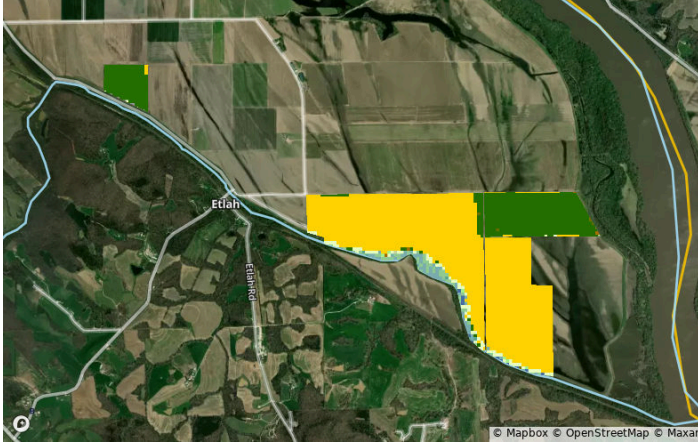
Crop History



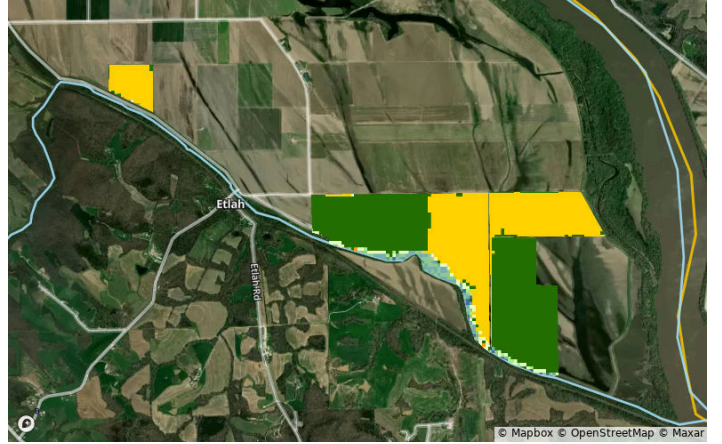
Franklin, MO • Township: Boeuf
Locations: 17-45N-3W, 21-45N-3W, 22-45N-3W

593.14 acres, 5 selections

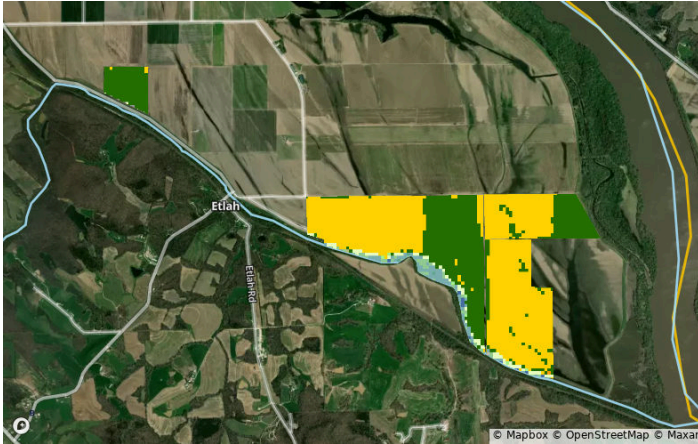
2023



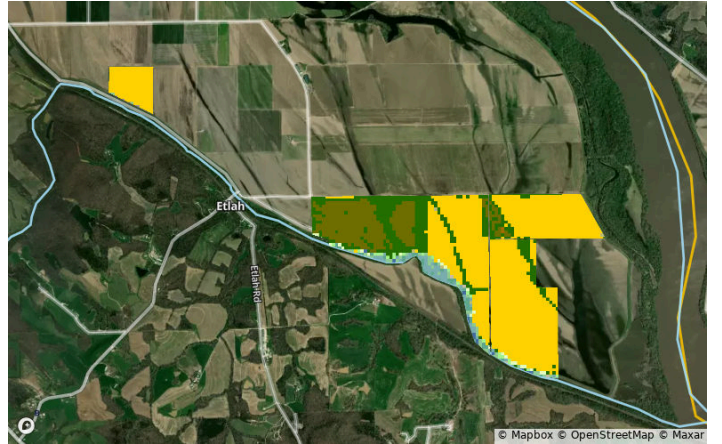
2022



2021



2020



2019



2018



Crop History



Franklin, MO • Township: Boeuf
 Locations: 17-45N-3W, 21-45N-3W, 22-45N-3W

593.14 acres, 5 selections

All Selections



Crop	2023	2022	2021	2020	2019	2018
Corn	68.3%	43.2%	57.6%	63.1%	1.2%	69.6%
Soybeans	23.9%	49.5%	35.3%	15.6%	5.3%	22.3%
Fallow/Idle Cropland	0.0%	0.0%	0.0%	0.2%	86.1%	0.0%
Dbl Crop WinWht/Soybeans	0.2%	0.0%	0.0%	13.7%	0.0%	0.0%
Deciduous Forest	1.8%	1.7%	1.4%	1.5%	2.1%	4.1%
Woody Wetlands	1.9%	1.9%	2.4%	1.9%	2.1%	0.8%
Grassland/Pasture	2.7%	2.2%	2.2%	0.9%	0.6%	2.3%
Other	1.1%	1.5%	1.0%	3.2%	2.7%	1.0%

Crop History



Franklin, MO • Township: Boeuf
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558.14 acres, 4 selections

2023



2022



2021



2020



2019



2018



Crop History



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

558.14 acres, 4 selections

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%

Crop History



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection

2023



2022



2021



2020



2019



2018



Crop History



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection

All Selections



Crop	2023	2022	2021	2020	2019	2018
Corn	0.6%	100.0%	0.6%	100.0%	0.6%	96.2%
Soybeans	99.4%	0.0%	99.4%	0.0%	84.3%	0.0%
Fallow/Idle Cropland	0.0%	0.0%	0.0%	0.0%	15.1%	0.0%
Developed/Open Space	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%
Developed/Low Intensity	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%
Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Vegetation Index (NDVI)



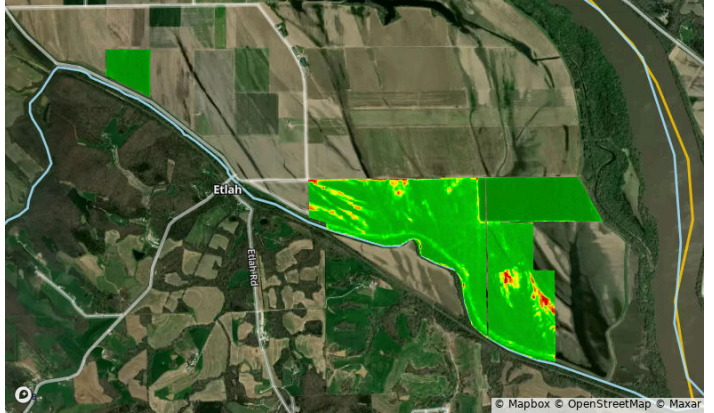
Franklin, MO • Township: Boeuf
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593.14 acres, 5 selections

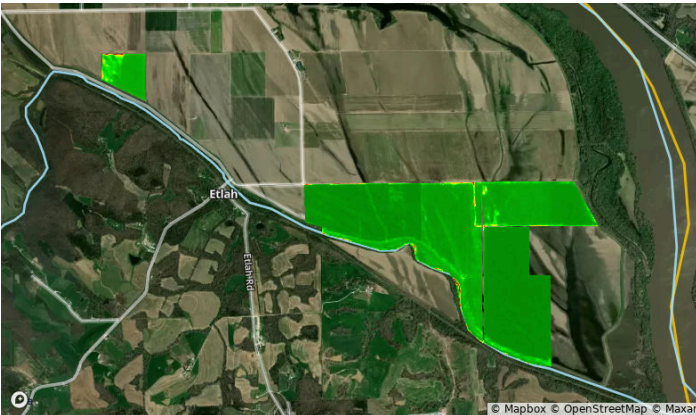
2024



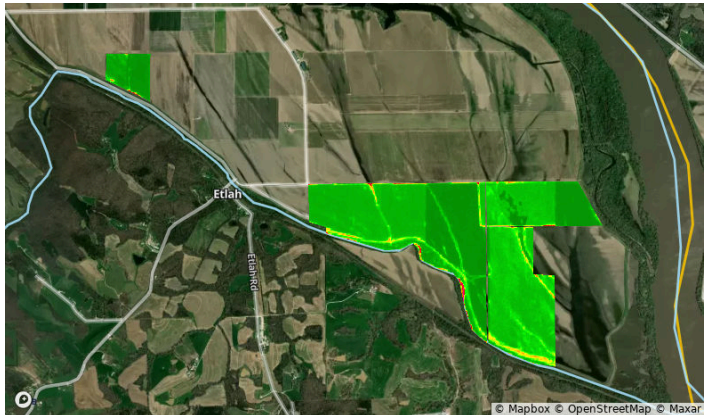
2023



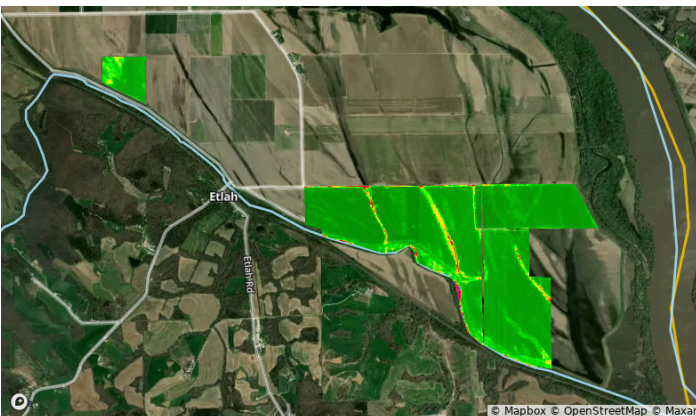
2022



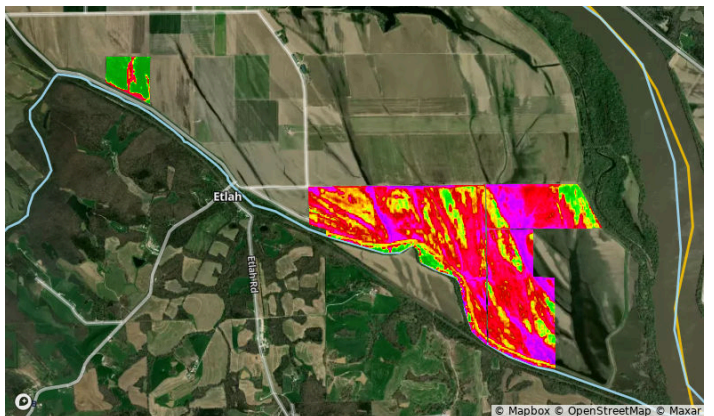
2021



2020



2019



Vegetation Index (NDVI)



Franklin, MO • Township: Boeuf
Locations: 17-45N-3W, 21-45N-3W, 22-45N-3W

593.14 acres, 5 selections

Year	2024	2023	2022	2021	2020	2019
Standard Deviation	5	5	4	5	5	14
Mean	88	87	91	86	88	60
Min	44	45	53	40	18	12
Max	95	95	95	94	94	92

Vegetation Index (NDVI)



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

558.14 acres, 4 selections

2024



2023



2022



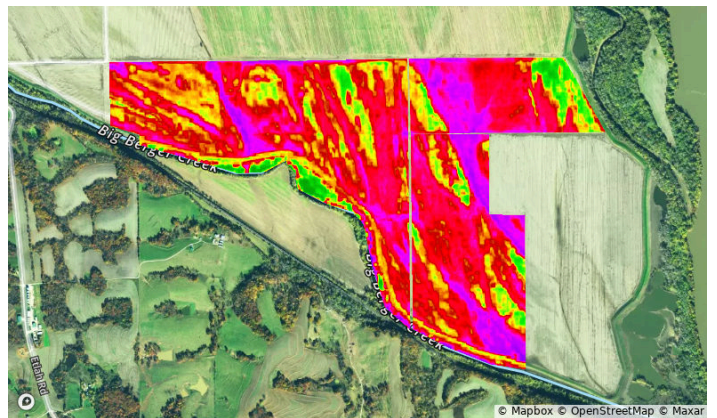
2021



2020



2019



Vegetation Index (NDVI)



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

558.14 acres, 4 selections

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

Vegetation Index (NDVI)



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection

2024



2023



2022



2021



2020



2019



Vegetation Index (NDVI)



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection

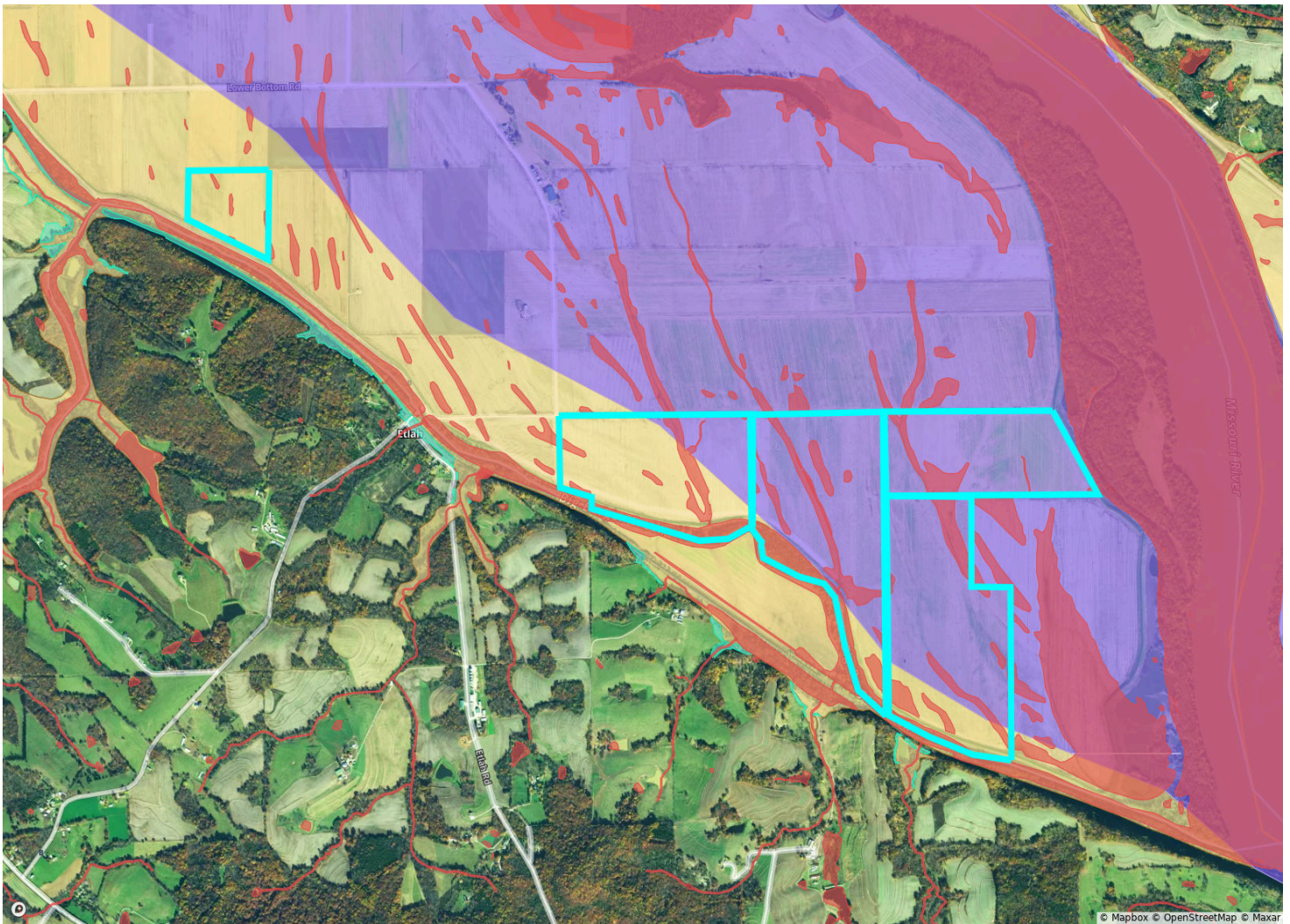
Year	2024	2023	2022	2021	2020	2019
Standard Deviation	3	1	4	3	4	12
Mean	87	93	86	90	86	83
Min	67	79	57	57	71	45
Max	91	95	91	93	91	92






Flood (FEMA Report)



Franklin, MO • Township: Boeuf
 Locations: 17-45N-3W, 21-45N-3W, 22-45N-3W

593.14 acres, 5 selections



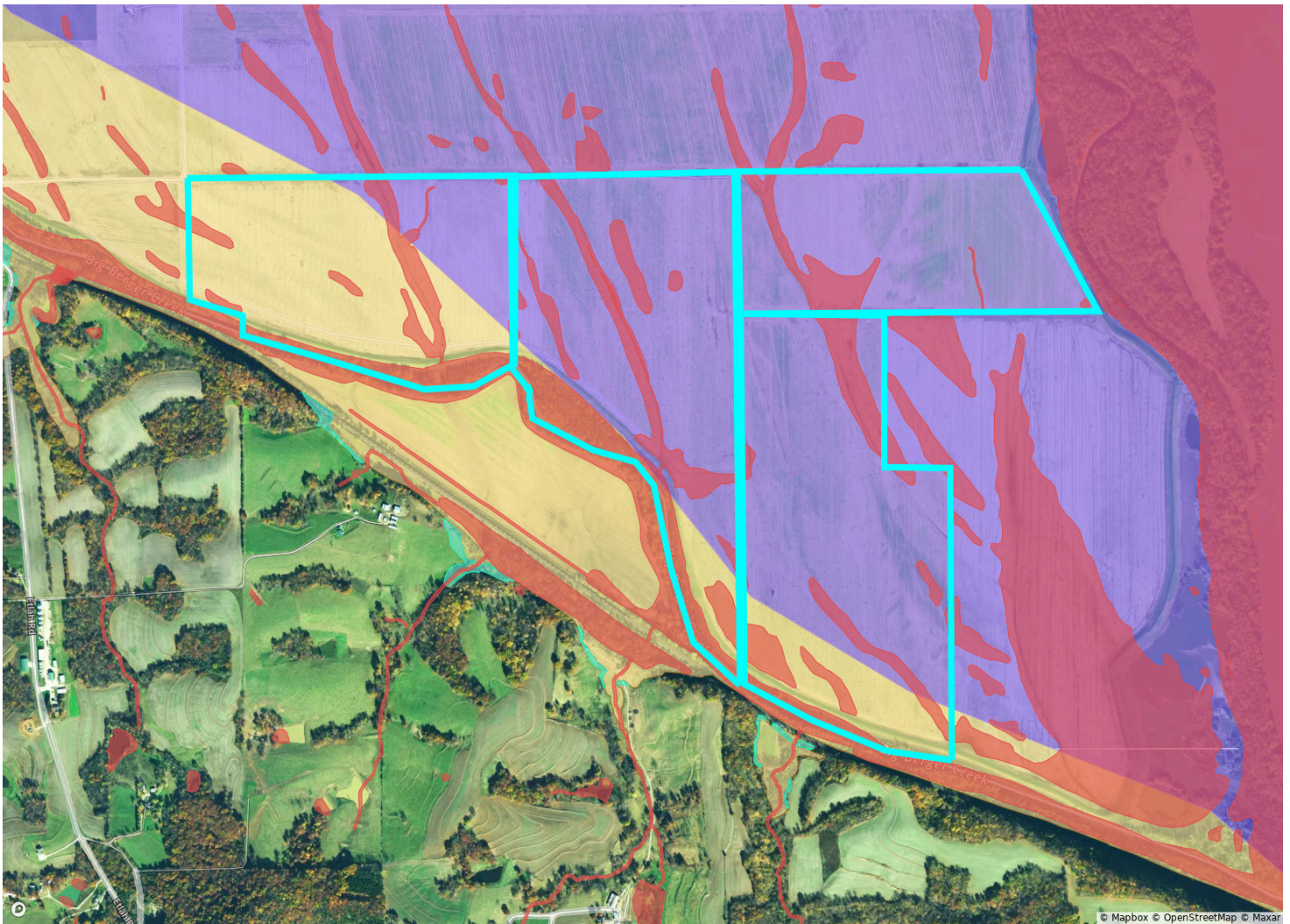
Flood Hazard Zone	% of Selection	Acres
 Regulatory Floodway	66.7%	394.6
 100 Year Flood Zone (1% annual chance of flooding)	33.3%	196.9
 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
 No Flood Hazard Zone	0.0%	0.0
Wetlands	% of Selection	Acres
 Assorted Wetlands	16.5%	97.8






Flood (FEMA Report)



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

558.14 acres, 4 selections



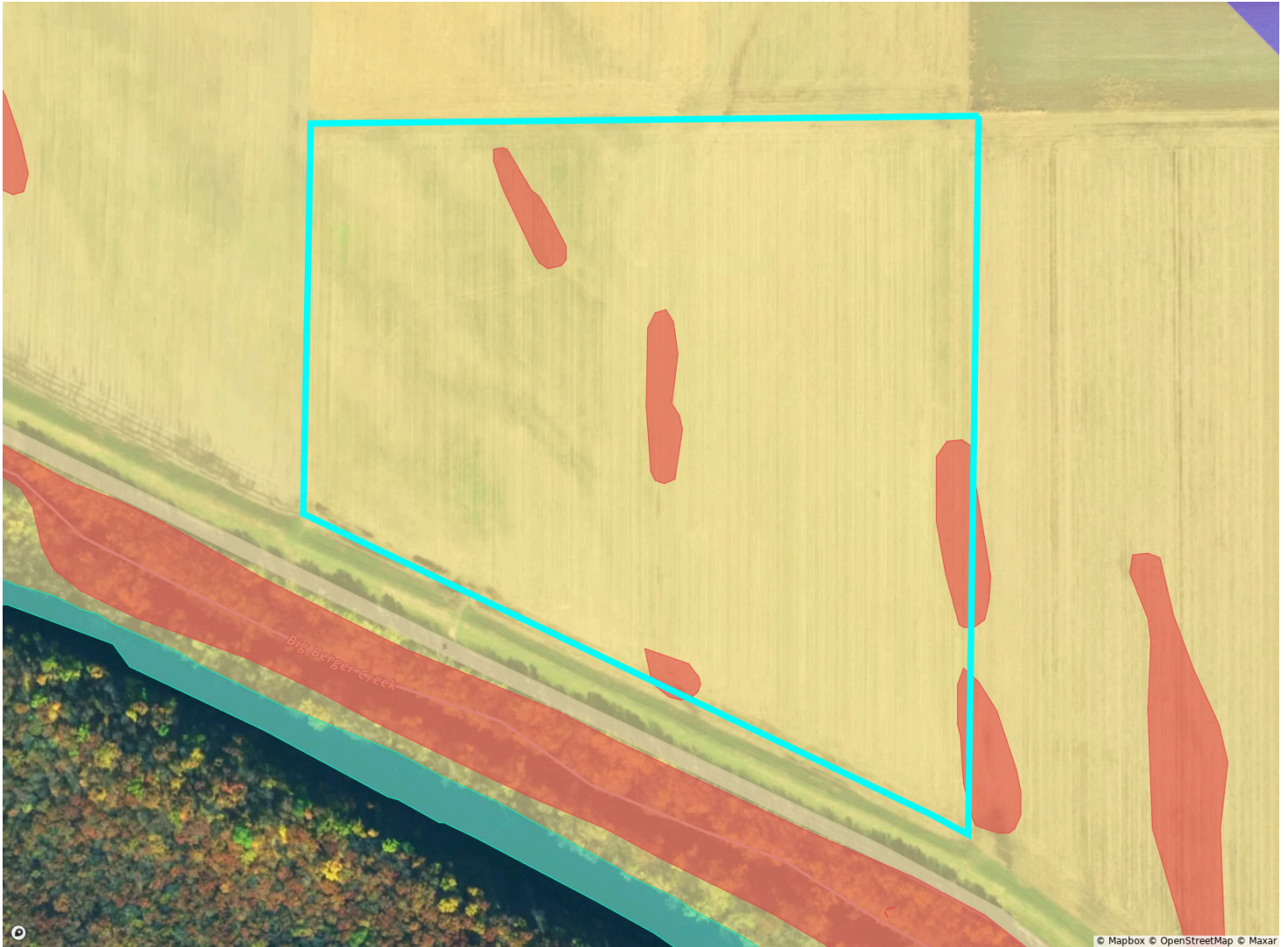
Flood Hazard Zone	% of Selection	Acres
 Regulatory Floodway	70.9%	394.6
 100 Year Flood Zone (1% annual chance of flooding)	29.1%	162.1
 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
 No Flood Hazard Zone	0.0%	0.0
Wetlands	% of Selection	Acres
 Assorted Wetlands	17.3%	96.3

Flood (FEMA Report)



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection



Flood Hazard Zone

	% of Selection	Acres
100 Year Flood Zone (1% annual chance of flooding)	100.0%	34.8
500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
Regulatory Floodway	0.0%	0.0
No Flood Hazard Zone	0.0%	0.0

Wetlands

	% of Selection	Acres
Assorted Wetlands	4.4%	1.5

FSA Overview



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

558.14 acres, 4 selections



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

FSA Overview



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection



CLU	Acres
1	33.63
2	1.02

Historical Imagery

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

558.14 acres, 4 selections

2022



2020



2018



2016



2014



2012



Historical Imagery



Franklin, MO • Township: Boeuf • Location: 17-45N-3W

35.00 acres, 1 selection

2022



2020



2018



2016



2014



2012

