

# LAND AUCTION



## 252.69 AC± | 2 TRACTS | BUCHANAN CO, MO

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 5/9/25 | **AUCTION TIME:** 10 AM CT

**AUCTION HELD AT:** DEKALB COMMUNITY CENTER  
102 LOCUST ST, DEKALB, MO 64440

This highly productive 252.69 ± acre tillable and grass farm is situated less than a mile north of Highway 116 near the town of DeKalb, MO. It is mostly tillable, complemented by productive pastureland, making it a prime opportunity for row crop farming, livestock operations, or a future homesite. The tillable grounds produced impressive yields in 2024 averaging 66.8 bushel/acre beans, and 238 bushel/acre corn. You will have immediate possession after closing, including the benefit of corn that has already been planted on approximately 73.2 acres, following dry fertilizer and anhydrous ammonia applications. Dry fertilizer has also been applied in preparation for soybean planting, with all planted crops and soil amendments as an added bonus to the new owner. Several well-kept waterways throughout the row crop acreage provide a source of hay. The pastureland includes four ponds, a creek, and a livestock waterer as water sources, with the largest pond already stocked with fish. Improvements to the farm include a machine shed with water, electricity, and internet that currently services security cameras. There is also a pole-built lean-to shed and 4 grain storage bins. The views from the potential homesites are exceptional. Whether you're looking to expand your row crop operation, raise livestock, or build your dream home in the countryside, this property offers a diverse range of possibilities.

### TRACT 1 DESCRIPTION: 76.51± ACRES

This 76.51± acre tract near the town of DeKalb, Missouri, offers a balanced mix of tillable ground, pasture, and water features for farming, livestock, and recreation. The farm includes 17 ± tillable acres of sought-after Marshall & Sibley silt loam soils. Last year, the corn here contributed to the farm's impressive overall average of 238 bushels/acre. Soil amendments are in place ready for soybeans. The balance of the tract is 48 ± acres of quality pastureland, with approximately half of the fencing recently replaced, plus a timbered creek area that offers water & shade for livestock. There are four ponds including one stocked with fish, and a livestock waterer. The potential build site has a sunset view that does not disappoint.

**Deeded Acres:** 76.51  
**Soil Types:** Marshall Silt Loam, Sibley Silt Loam  
**Soil PI/NCCPI/CSR2:** NCCPI weighted average 66.5, much in the high 80's  
**CRP Acres/payment:** N/A  
**Taxes:** 172.93  
**Lease Status:** Open @ Closing  
**Possession:** Immediately @ Closing  
**Survey needed?:** No survey needed  
**Brief Legal:** E ½ SE ¼ S13 T55N R36W Buchanan Co, MO  
**PIDs:** 16-6.0-13-000-000-009.000  
**Lat/Lon:** 39.57205, -94.88376  
**Zip Code:** 64440

### TRACT 2 DESCRIPTION: 176.18± ACRES

This 176.18± acre highly tillable tract near DeKalb, Missouri, features productive Marshall, Sibley, and Contrary silt loam soils. 2024 yields were impressive, averaging 66.8 bushel/acre for beans and 238 bushel/acre for corn. 2025 Corn has been planted, and soil amendments are in place ready for soybeans, with all planted crops and soil amendments as an added bonus to the new owner. Drain tiling was repaired in the fall of 2024, with terraces in great shape throughout the farm. The well maintained waterways not only help prevent erosion, they also provide an additional source of income from hay production. Infrastructure includes a machine shed with water, electricity, and internet. There is also a pole-built lean-to shed, and 4 grain-storage bins. The area near the machine shed offers an excellent potential homesite, with outstanding views of the farm.

**Deeded Acres:** 176.18  
**Soil Types:** Contrary Silt Loam, Sibley Silt Loam, Colo Silt Loam, Marshall Silt Loam  
**Soil PI/NCCPI/CSR2:** 81.1  
**CRP Acres/payment:** N/A  
**Taxes:** 953.33  
**Lease Status:** Open @ Closing  
**Possession:** Open @ Closing  
**Survey needed?:** No survey needed  
**Brief Legal:** SE ¼ S18 and pt NW ¼ NW ¼ S19 T55N R35W Buchanan Co, MO  
**PIDs:** 17-4.0-18-000-000-004.000, 17-4.0-19-000-000-002.000  
**Lat/Lon:** 39.57393, -94.87677  
**Zip Code:** 64440



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (COO0001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Dustin Williams, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 816.752.7390 | Jason Patterson, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 816.824.6282 | Cody Lowderman, MO Auctioneer License 11037



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