



T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

Missouri Farmland iAuction - Cooper County



Trophy Properties and Auction • 855.573.5263 • leads@trophy.com

ONLINE
 AUCTION



BIDDING ENDS Wednesday, December 20th at 10:00AM
BID NOW at www.Trophy.com

PROPERTY ADDRESS:
 8542 Arrow Rock Rd.
 Blackwater, MO 65322

ACRES: 120.4 surveyed
 acres
COUNTY: Cooper

PROPERTY DESCRIPTION:

As we are downsizing we will sell the following 120.4 +/- acres in 2 tracts at Public iAuction.

Bidding ends Wednesday, December 20th at 10AM.

Bid now at www.TrophyPA.com

Tract 1 - 41.4 surveyed acres with FSA figuring approximately 36.04 acres of gently rolling tillable land. Soils consist of Menfro, Pershing and Winfield silt loams. This nice 90% tillable tract that would be a great addition to any investment portfolio or farm operation. Acres to be adjusted upon completion of survey.

Tract 2 - 79.0 surveyed acres with FSA figuring approximately 45.49 acres of gently rolling tillable land. Soils consist of Leslie, Menfro and Winfield silt loams. Balance of farm is woods and Moon Creek. This nice income-producing tract of land with excellent hunting and recreation opportunities would be ideal to add to an investment portfolio or farm operation. Acres to be adjusted upon completion of survey.

For more information on the excellent multi-use farm call or text **Dave Atkinson (660) 788-3333** or **Jason Wallingford (314) 882-6971**.

Sellers: Eddie and Patty Smith

PRESENTED BY:



DAVE ATKINSON

Land Specialist/Salesperson - MO
 M: (660) 788-3333
 P: 855.573.5263 x712
 datkinson@trophy.com

JASON WALLINGFORD

Broker/Auctioneer - MO, IL, IA
 M: (314) 882-6971
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 jasonw@trophy.com

Trophy Properties and Auction

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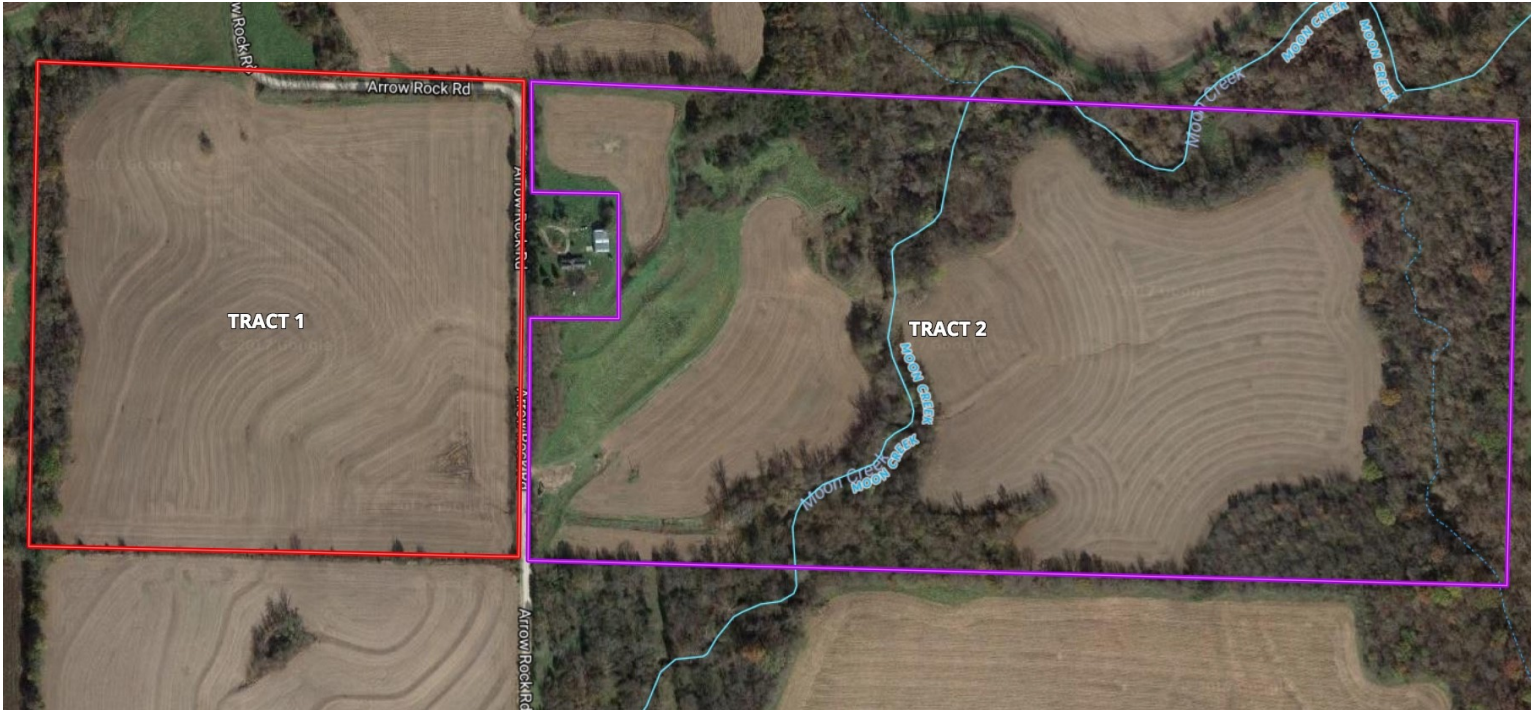


TROPHY
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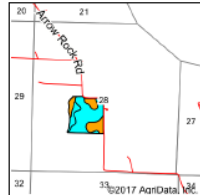
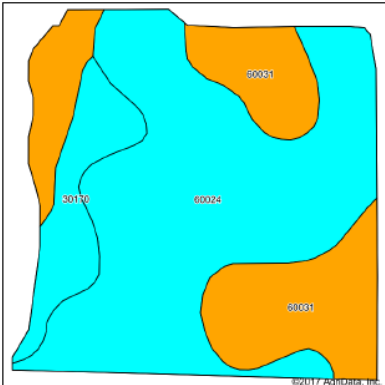
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Soils Map



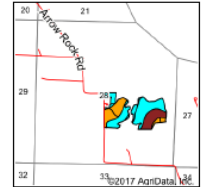
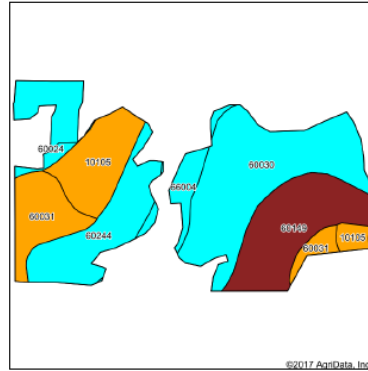
State: Missouri
 County: Cooper
 Location: 28-49N-18W
 Township: Lamine
 Acres: 36.04
 Date: 11/6/2017



Area Symbol: M0053, Soil Area Version: 19				
Code	Soil Description	Acres	Percent of field	Non-IR Class Legend
60024	Mentro silt loam, 3 to 9 percent slopes, eroded	21.21	58.9%	IIIe
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	11.06	30.7%	IIIe
30170	Perishing silt loam, 5 to 9 percent slopes, eroded	3.77	10.5%	IIIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



State: Missouri
 County: Cooper
 Location: 28-49N-18W
 Township: Lamine
 Acres: 47.51
 Date: 11/6/2017



Area Symbol: M0053, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Non-IR Class Legend	Non-IR Class 'c	Com	Soybeans / Wheat
60030	Winfield silt loam, 5 to 9 percent slopes	14.55	30.6%				
60148	Leslie silt loam, 1 to 3 percent slopes	8.84	18.6%				
60044	Winfield silt loam, 5 to 10 percent slopes, eroded	6.93	14.6%			132	40 52
10105	Mentro silt loam, 14 to 35 percent slopes, eroded	6.29	13.2%		Vie		
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	5.33	11.2%				
60024	Mentro silt loam, 3 to 9 percent slopes, eroded	3.51	7.4%				
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	2.08	4.3%		IIIw		
Weighted Average						18.3	6.8 7.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

All announcements made sale day take precedence over prior advertising either written or oral. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction.

There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As Is, Where Is".

