

**An exceptionally scenic, recreational & grazing 271 A. m/l in Section 15,  
Independence Twp., Schuyler Co., Missouri @**

# **PUBLIC AUCTION**

**On Saturday, July 21, 2012 ~11:00 a.m.**

**Sale Site:** Schuyler County Nutrition Site, 200 N. Marion St., Lancaster, Missouri

**General Information:** This picturesque multi-use farm would serve very well as a productive grazing unit with cropland, or as an income-producing recreational farm containing as much deer, turkey & other wildlife as any farm in this area. The South Fork of the Middle Fabius River is contiguous on the north end of the farm. The Schuyler Co, Missouri, FSA reports: 271 total acres, 144.5 A. of cropland, a 10 A. wheat base w/85 bu direct & c.c. yields, a 22.6 A. corn base w/85 bu. direct & c.c. yields. Currently the farm is planted to 24 A. of soybeans including 4.5 acres E. of the access road. The approx. 183 A. of good open pasture consists mostly of fescue grass & has excellent long season grazing capacity. The remaining land is comprised of timberland w/primarily oak trees plus a very nice pond as a reliable water source as well as recreational appeal. The current annual net taxes are \$519.49 for 271.1 A. taxable acres. For the recreational interest, this farm will be hard to beat. For the cow/calf producer, it is an excellent addition to the operation to ensure long-term stability in the production cycle. This property is served by Schuyler Co Water Authority (rural water) & Tri Co Electric Cooperative. Improvements include a good open front approx 30' x 40' shed & a cattle yard area w/waterer.

**Tim Hains, Ron Hains, Russell Hains, & Nannette Torrance, et.al., Owners**

*Midwestern*  
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