

# Land Auction

& Home

LEWIS & CLARK COUNTY, MISSOURI

**396<sup>±</sup>**  
*acres*  
9 TRACTS

*Canton & St. Patrick, Missouri*

**THURSDAY, NOVEMBER 18, 2021 AT 10AM**

**Auction held at the Caldwell Building, 30191 Highway 16, Canton, MO**

*Tracts 1-2 are located ½ mile south of St. Patrick on Highway 81, then ¾ east on Commanche Trail.*

*Adjacent to Lake of the Oaks! Tracts 3-9 are generally located 7 miles northwest of Canton on Highway 81.*

**Auctioneer's Note:** Steffes Group is pleased to offer at Live Public Auction the Uhlmeier Trust farm comprised of 395 acres in 9 Tracts. Take advantage of this opportunity to purchase land with varying tracts from tillable land to timber/recreational land, along with an acreage with buildings.

**"Selling Choice with the Privilege"**

**TRACT 1 – 34 ACRES M/L subject to final survey**

Approx. 30 acres in CRP with annual payment of approx. \$4,076.00. Maj. soil types: Adco, Armstrong & Lindley. Located in Section 13, Jackson Township, Clark County, Missouri.

**TRACT 2 – 43 ACRES M/L subject to final survey**

Approx. 12.5 acres in CRP with annual payment of approx. \$1,698.00. Maj. soil types: Armstrong, Adco & Lindley. This tract will have an approx. 60' wide deeded access, subject to final survey.

Located in Section 13, Jackson Township, Clark County, Missouri (13-63N-7W) and Section 18, Clay Township, Clark County, Missouri.

**FSA info for Tracts 1 & 2:** FSA indicates: 43 acres tillable all of which are in the CRP program.

**TRACT 3 – 33 ACRES M/L subject to final survey**

FSA information: 32.27 acres tillable. Maj. soil types: Kilwinning, Putnam & Gorin.

Located in Section 31, Canton Township, Lewis County, Missouri.

**TRACT 4 – 131 ACRES M/L subject to final survey**

FSA information: 85.8 acres tillable of which 77.5 acres are in the CRP program. Maj. soil types: Kilwinning, Lindley, Armstrong, Gorin.

Located in Section 31, Canton Township, Lewis County, Missouri (31-63N-6W) and Section 36, Lyon Township, Lewis County, Missouri.

**TRACT 5 – 38.5 ACRES M/L subject to final survey**

FSA information: 25.43 acres tillable. Maj. soil types: Gorin, Lindley & Kilwinning.

Located in Section 31, Canton Township, Lewis County, Missouri.

**TRACT 6 – 25 ACRES M/L subject to final survey**

Hunting & recreational opportunities galore with this piece of land that is entirely timber!

Located in Section 31, Canton Township, Lewis County, Missouri.

**TRACT 7 – 65 ACRES M/L subject to final survey**

FSA information: 36.48 acres tillable of which 4.3 acres are in the CRP program. Maj. soil types: Blackoak, Gifford, Kickapoo. This tract borders the Wyaconda River. This tract has a recorded 30' wide ingress & egress easement for roadway & utility purposes across the adjoining land owner to the west with access off of State Highway E. Located in Section 1, Lyon Township, Lewis County, Missouri.

**TRACT 8 – 15 ACRES M/L subject to final survey**

FSA information: 4.81 acres tillable. Maj. soil types: Gorin, Putnam, Winfield.

Located in Section 6, Canton Township, Lewis County, Missouri.

**TRACT 9 – RANCH HOME ON 11 ACRES M/L subject to final survey**

**Located at 13147 Highway 81, Canton, Missouri. OPEN HOUSE: Thursday, November 4th, from 10-11AM.**

You will fall in love with this open floor plan boasting 1,716 sq.ft. of living space on the main level. The beautiful oak kitchen includes a breakfast bar & appliances. Adjacent to the kitchen is the main level laundry/office with washer, dryer & sink. The open concept living room and dining room leads to the spacious four season room. The main level also has two bedrooms and a full bathroom.

Full basement with family room, full bathroom and plenty of storage. 16'x22' deck with retractable awning. Attached single car garage with basement stairway. Amenities include Bryant high efficient gas forced air furnace & central air and rural water. Home was built in 1983.

Outbuildings include 35'x81' pole building machine shed, 28'x64' open face machine shed, 6,104 bu. grain bin w/dryer, 6,104 bu. grain bin, & 4,273 bu. brain bin. There is a buried fuel tank w/ GasBoy pump and an above ground 500 gal. fuel tank w/ pump.

FSA information: 3.6 acres tillable. Maj. soil types: Kilwinning, Winfield.

Located in Section 6, Canton Township, Lewis County, Missouri.

**GEORGE F. UHLMAYER TRUST & MAXINE UHLMAYER TRUST**

*Karen Brown, Judy Freeman, Peggy Maples, Jeanne Mott & Betty Jo Stice – Co-Trustees*

**Attorney for Seller – Timothy D. Roberts**

**Closing & Title Company – Oak Hills Title Company, 309 Lewis Street, Canton, MO**

Contact Steffes Group at 319.385.2000;

Terry Hoenig, 319.470.7120 or Nate Larson, 319.931.3944

**SteffesGroup.com**

