



# Lewis County Missouri Land for Sale at iAuction - Knox Capital Farms

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

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**BIDDING ENDS FRIDAY, APRIL 26<sup>ND</sup> AT 10:00 AM**  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

**PROPERTY ADDRESS:**

00 185th Avenue  
Lewistown, MO 63461

**ACRES: 192.5**  
**COUNTY: Lewis**

**AUCTION DETAILS:**

**Bidding Ends Friday, April 26th at 10AM.**

These 192.5 gently rolling to rolling acres are located 7 tenths of a mile north of highway 16 on 185th Avenue east of Lewistown. The Farm Service Agency shows there to be 136.69 acres of cropland with the tenant farmer reporting 133.45 acres in current production. The soils consist of Kilwinning silt loam 1-5, Leonard silt loam 1-6, Armstrong loam 5-9, Lindley loam 14-20, and Keswick clay loam 9-14. The farm has been terraced and tiled. The farmland has a tenant farmer for this 2024 crop with the cash rent being paid to the new buyer. The amount of \$26,690.00 will be paid in two installments with the first payment of \$13,345.00 being paid to the buyer(s) upon closing and the final payment of \$13,345.00 being paid November 1st. The balance of the land is in woods and wooded draws offering excellent hunting and recreation along with a small pond located at the head of one of the draws. There are no hunting leases!

The farm is 30 minutes west of Quincy, IL and a little over 2 hours north of the Chesterfield Valley. If you're looking a nice income producing farm with recreation, be sure to give this Lewis County, MO farm a good look.



**PRESENTED BY:**

**JASON WALLINGFORD**  
President - Auction Division

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are 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. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.