



Pemiscot County Missouri Land iAuction— Chailland Farms

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS THURSDAY, NOV. 18TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 State Hwy A
Bragg City, MO 63827

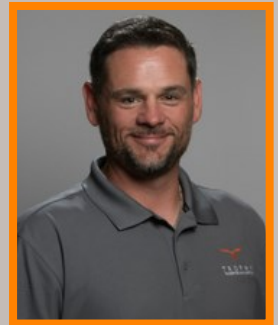
ACRES: 193

COUNTY: Pemiscot

PROPERTY DESCRIPTION:

These 193± acres of highly productive farmland with approximately 112± acres zero graded are conveniently located on State Highway A 5 miles north of Bragg City, 13 miles from Hayti, and 15 miles from Kennett. The Farm Service Agency 156ez figures show 187.47 acres of cropland and the 578 shows 112.1 acres of Rice and 75.37 acres of Soybeans reported for 2021. The farm also offers excellent waterfowl hunting and includes a 4-person metal pit blind and is leased for \$4,000 for this hunting season and terminates on January 31, 2022. The farm sells free and clear of a tenant farmer for the 2022 crop season. If you're looking to add to your farming operation or investment portfolio be sure to give the Chailland farm a good look!

- Zero graded
- Electric well
- Metal pit blind
- Sharkey silty clay and Cooter-Crevasse complex soils
- Rice – Soybeans - Cotton



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

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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.