



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

Vernon County Missouri Land iAuction - Carlson Farms

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



BIDDING ENDS TUESDAY, JULY 19TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

00 E Yater Rd & County Road B
Sheldon, MO 64784

ACRES: 222

COUNTY: Vernon

PROPERTY DESCRIPTION:

Open House Saturday, July 16th 10AM to Noon. (Auction Representative will be on Tract 1)

These 222± acres offered in 3 tracts are conveniently located on highway B and route NN 7.5 miles east of Sheldon, 23 miles southeast of Nevada, 58 miles northeast of Joplin, and an easy 1 hour and 30-minute drive from the Kansas City metro area. These tracts offer a vast number of opportunities for the investors, farmers, and sportsman alike. The land consists of highly productive cropland and excellent hunting and recreation. The Farm Service Agency figures there to be 163.53 acres of cropland with the soils consisting mostly of Barden, Hepler, and Parsons silt loams. The balance of the land consists of mature hardwoods, softwoods, timbered draws, pinch points, and McCarty Creek. If you're looking for an excellent income producing and hunting and recreation farm be sure to give the Carlson Farms a good look.

Tract 1: 66± acres with approximately 59± acres of highly productive cropland with soils consisting mostly of Barden and Parsons silt loams. The balance of the land consists of woods.

Tract 2: 94± acres with approximately 82 acres of highly productive cropland with soils consisting mostly of Barden, Hepler, and Parsons silt loams. The balance of the land consists of woods.

Tract 3: 62± acres with approximately 8 tillable acres. These acres would be ideal food plot areas. The balance of the land consists of mature woods and the scenic McCarty Creek.



PRESENTED BY:

SAM VOSS

Land Specialist - MO/KS

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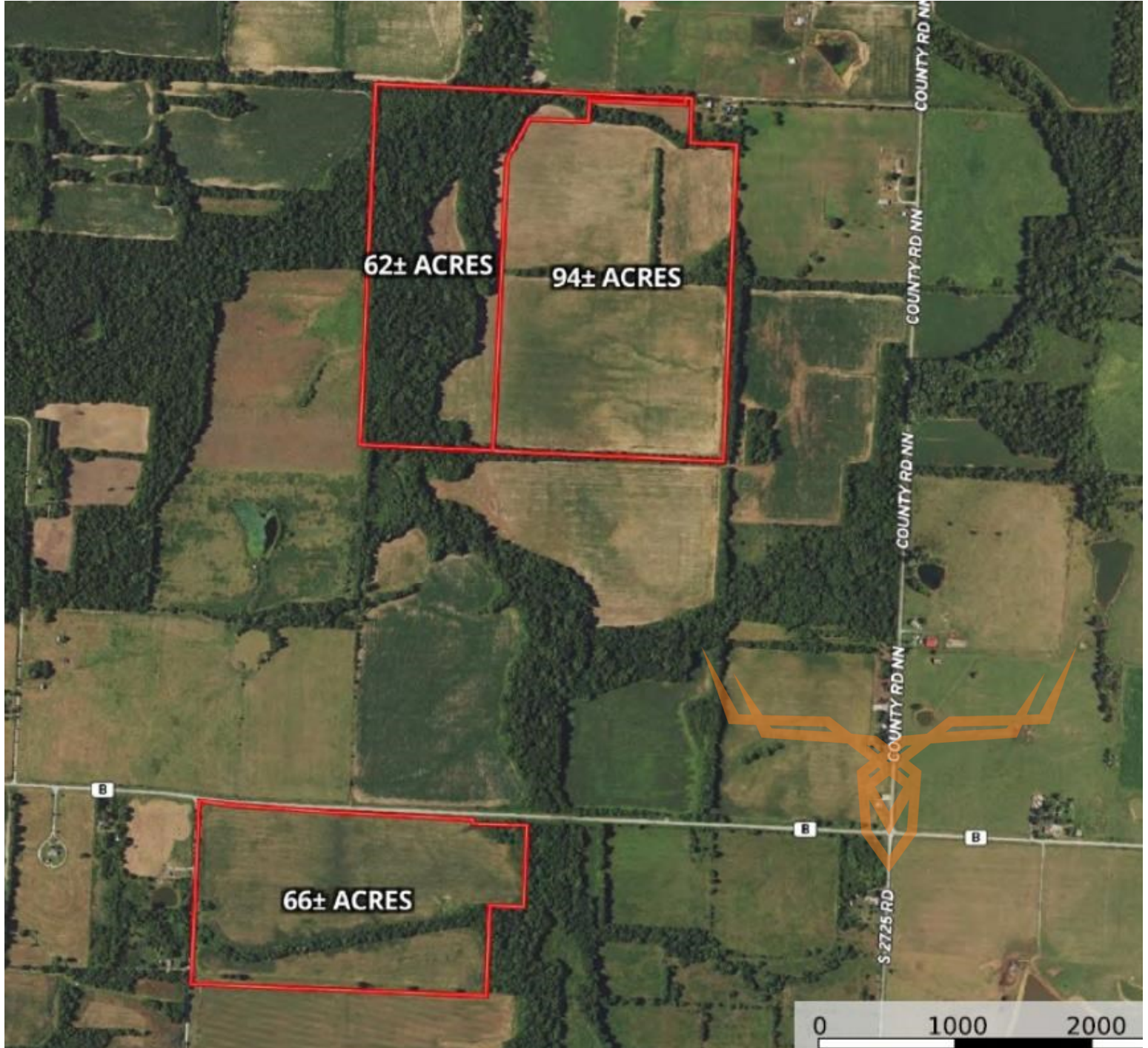
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are 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.