

**Clark County, MO Land for Sale at Auction – Dean & Pauline Wood Trusts – Trudy Tanner as Trustee**

**Preview Day Saturday, May 2nd 10 AM to 12 PM.**

**Bidding Ends Thursday, May 14th at 10 AM.**

The Dean & Pauline Wood farm is being offered for sale at auction with bidding ending on Thursday, May 14th at 10:00 AM. This is a rare opportunity to acquire a generational family farm that has been carefully managed and well cared for. This exceptional property will be sold in five individual tracts and be sold at a price per acre based on the surveyed acreage. This opportunity provides flexibility for a wide range of buyers. Farm operators looking to add to your operation, investors looking to add to your portfolio, and outdoor enthusiasts seeking premium recreational land, this farm offers it all. The farm features a strong combination of highly productive cropland, acres enrolled in a conservation reserve program, and outstanding recreational opportunities for hunting whitetail deer, turkey, and waterfowl. The tillable acres consist of highly productive cropland that has been responsibly farmed and maintained with long-term soil health in mind. The land offers strong yields and is well-suited for continued row-crop production, making it attractive to both owner-operators and investors seeking stable annual income. Beyond its agricultural productivity, the property offers outstanding recreational value and building sites. The land features attractive habitat for whitetail deer, turkey, and waterfowl. Existing water features provide opportunities for fishing and add to the overall wildlife environment. Properties of this caliber, combining excellent cropland, recreational richness, and investment stability rarely come to market, especially in Clark County. Northeast Missouri is well-known for its whitetail deer and turkey hunting opportunities. For local northeast Missouri farmers, this is a once in a lifetime chance to add some of the best tillable acres to your farming operation.

Tract 1: 96.6± Acres

This 96.6± acre tract of very highly productive cropland offers an outstanding combination of soil quality, improvements, and access, making it an excellent opportunity for both operators and investors. The farm is currently leased on a 50/50 crop share agreement, which will transfer in full to the new owner, providing immediate income potential.

The property features a strong soil makeup dominated by Vesser silt loam and Colo silty clay loam, both with 0–2% slopes, contributing to excellent drainage, easy fieldwork, and consistently strong yield potential. These nearly level soils are well suited for modern row crop production and long term sustainability.

Improvements include two grain bins, a storage shed, and a levee along the south edge of the property, adding operational efficiency and flood mitigation benefits. The tract offers excellent

access via gravel County Road 316 along the north side, with electricity available, further enhancing its functionality and future utility.

This is a well rounded, high quality agricultural property with proven productivity, solid infrastructure, and strong income characteristics, an exceptional addition to any farming or land investment portfolio.

- 90.19± Acres of productive cropland currently on a 50/50 crop share lease that will be transferred in full to the new owner
- Soil makeup includes Vesser silt loam 0-2% slopes and Colo silty clay loam 0-2% slopes
- Property improvements include two grain bins, storage shed, and levee running along the South edge of property
- Great access through the gravel County Road 316 along North side of property with electricity available
- Full possession delivered upon harvest of the 2026 crop.
- Lat/Long: 40.3248, -91.5744

#### Tract 2: 48.6± Acres

This 48.6± acre tract currently enrolled in the Conservation Reserve Program (CRP) offers an excellent opportunity for stable, long term income combined with strong land characteristics and exceptional access. The property is enrolled in a 10 year CRP contract expiring September 30, 2031, providing predictable annual returns.

The CRP rental rate is \$230.01 per acre, generating annual income of \$8,672, with the entire 2026 CRP payment transferring to the new owner. This makes the property particularly attractive for investors seeking dependable income with minimal management requirements.

Soils on the tract include Colo silty clay loam with 0–2% slopes, Neeper loam with 2–5% slopes, and a small amount of Beaucoup silt loam with 0–2% slopes located in the far southeast corner. These soil types and gentle contours reflect the property's strong agricultural foundation and long term land quality.

The property benefits from levee protection along the North, East, and South boundaries, adding valuable flood mitigation. Additionally, the tract offers excellent highway frontage and direct access from US Highway 61, providing outstanding visibility, convenience, and potential future flexibility.

This CRP tract combines reliable income, quality soils, protective infrastructure, and superior access, making it a compelling option for conservation minded owners, investors, and those seeking a well located land asset with long term value.

- 37.7 Acres enrolled in a 10-year CRP program expiring on 09-30-2031
- CRP Rental Rate Per Acre is \$230.01, for an annual income of \$8,672
- The entire 2026 CRP income will be paid to new owner

- Soil makeup includes Colo silty clay loam 0-2% slopes, Neeper loam 2-5% slopes, and Beaucoup silt loam 0-2% slopes in the very SE corner
- Property is surrounded by a levee along the North, East, and South edges of property
- Highway frontage as this property is accessed from US Highway 61
- Buyer must legally fulfill the remainder of the CRP contract.
- Lat/Long: 40.3171, -91.5744

#### Tract 3: 39.8± Acres

This 39.6± acre tract enrolled in the Conservation Reserve Program (CRP) offers a combination of dependable income, quality land features, and excellent access. The property is enrolled in a 10 year CRP contract expiring September 30, 2031, providing stable and predictable returns for the duration of the agreement.

The CRP rental rate is \$135.15 per acre, generating an annual income of \$4,981, with the entire 2026 CRP payment transferring to the new owner. This income structure makes the tract well suited for investors seeking low management ownership with guaranteed cash flow.

Soils are primarily composed of Adco silt loam with 1–5% slopes, along with Armstrong loam and Winfield silt loam featuring 5–12% slopes, supporting the tract’s long term productivity and conservation value. The property also features a 1± acre stocked pond, adding both recreational appeal and visual character to the landscape.

Additionally, the farm offers a prime building location with excellent access from gravel County Road 318 along the south boundary, enhancing future flexibility and usability. The combination of strong income, scenic features, and convenient access makes this tract a versatile and attractive land investment.

- 36.86 Acres enrolled in a 10-year CRP program expiring on 09-30-2031
- CRP rental rate per acre is \$135.15, for an annual income of \$4,981
- The entire 2026 CRP income will be paid to new owner
- Soil makeup mostly includes Adco silt loam 1-5% slopes, Armstrong loam 5-12% slopes, and Winfield silt loam 5-12% slopes
- 1± acre stocked pond
- Great building location with great access from the gravel County Road 318 along south edge of property
- Buyer must legally fulfill the remainder of the CRP contract.
- Lat/Long: 40.3127, -91.5962

#### Tract 4: 38.1± Acres

This 38.1± acre tract presents an attractive blend of income, location, and future potential. The farm is currently under lease for the 2026 growing season at a cash rent rate of \$110 per acre,

providing annual income of \$2,860. The entire 2026 cash rental income will be reimbursed by the seller to the new owner at closing.

The tract features a diverse and productive soil profile, including Armstrong loam with 5–12% slopes, Adco silt loam with 1–5% slopes, Edina silt loam with 0–2% slopes, and Lindley loam with 14–40% slopes, offering both strong agricultural capability and varied landscape character.

A 1.5± acre pond enhances the property with recreational appeal, scenic value, and potential livestock or wildlife benefits. This tract offers great whitetail deer and turkey hunting. The property's prime location along US Highway 81 provides excellent visibility and access, making it especially well suited for a potential building site. Three phase electricity and rural water are available, further increasing development flexibility and long term value.

Access is excellent by Hwy 81 providing easy entry while maintaining a quiet rural setting. This tract presents a versatile opportunity for continued row crop income, recreation, or long term land investment.

- 26± Acres of productive cropland currently under lease for the 2026 season
- Farm lease rate per acre is \$110, for an annual income of \$2,860
- 2026 cash rental income will be reimbursed by the seller to the new owner
- Soil makeup includes Armstrong loam 5-12% slopes, Adco silt loam 1-5% slopes, Lindley loam 14-40% slopes, and Edina silt loam 0-2% slopes
- 1.5± acre pond
- Located right along US Hwy 81 this tract is well suited for a building site with three phase electricity available
- Full possession delivered upon harvest of the 2026 crop.
- Lat/Long: 40.5163, -91.7285

#### Tract 5: 39.9± Acres

This 39.9± acre tract offers a desirable blend of income potential, recreational appeal, and convenient access. The property is currently under lease for the 2026 season at a cash rent rate of \$110 per acre, providing annual income of \$2,860. The entire 2026 cash rental income will be reimbursed by the seller to the new owner at closing.

The farm features quality soils well suited for continued agricultural production, including Armstrong loam with 5–12% slopes and Adco silt loam with 1–5% slopes, offering a balance of productivity and gentle terrain.

A standout feature of the tract is a 2± acre stocked pond, which attracts abundant waterfowl and adds both recreational value and scenic character. This water feature enhances the property's appeal for outdoor enjoyment, wildlife habitat, or future lifestyle use. This tract offers great whitetail deer and turkey hunting.

- 26± Acres of productive cropland currently under lease for the 2026 season
- Farm lease rate per acre is \$110, for an annual income of \$2,860
- 2026 cash rental income will be reimbursed by the seller to the new owner
- Soil makeup includes Armstrong loam 5-12% slopes and Adco silt loam 1-5% slopes
- 2± Acre stocked pond with lots of waterfowl
- Gravel/dirt county road offers great access to enter property from the North
- Full possession delivered upon harvest of the 2026 crop.
- Lat/Long: 40.5296, -91.7432

For more information call or text **Justin Alderton 660-341-0347** or **Jason Wallingford 314-882-6971**.

### **Auction Terms & Conditions**

1. PROCEDURE: Bidding ends Thursday, May 14, 2026, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes on each tract.

2. BUYERS PREMIUM: 5% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.

3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Friday, May 15, 2026 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.

4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.

5. BIDDING: Once submitted, a bid cannot be retracted.

6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, June 18, 2026.

7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.

8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.

10. REAL ESTATE TAXES: The 2026 Real Estate taxes to be paid by the Buyer(s).

11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

12. 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. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.