

ONLINE ONLY FARMLAND AUCTION

TRACT #3 ~ 19.56± AC Starling Drive, Stoutland, MO

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 6PM ~ WEDNESDAY, APRIL 16TH 2025

VIEWING: SUNDAY, SUNDAY APRIL 13TH ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

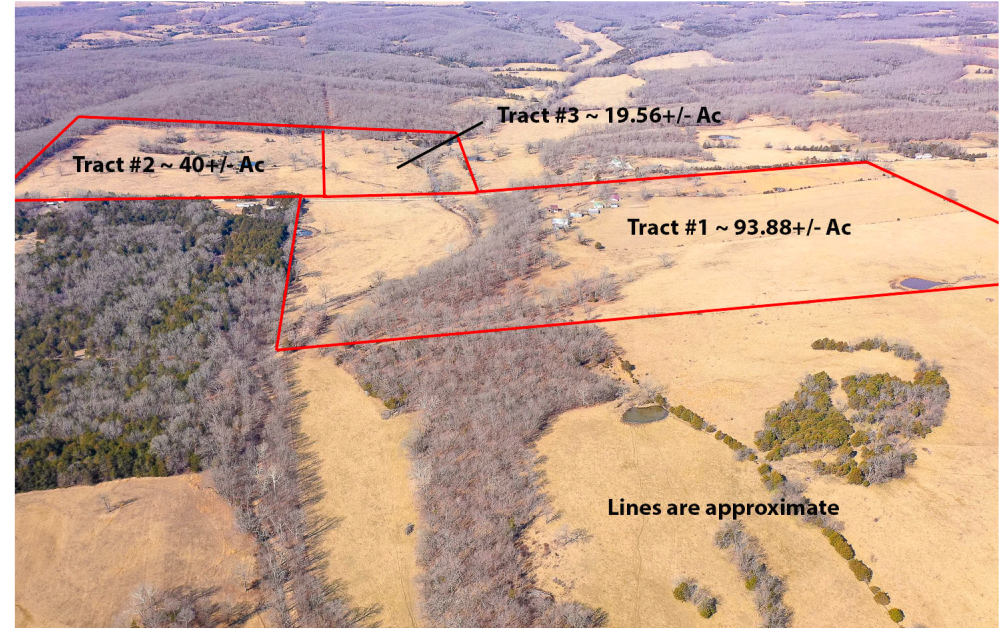
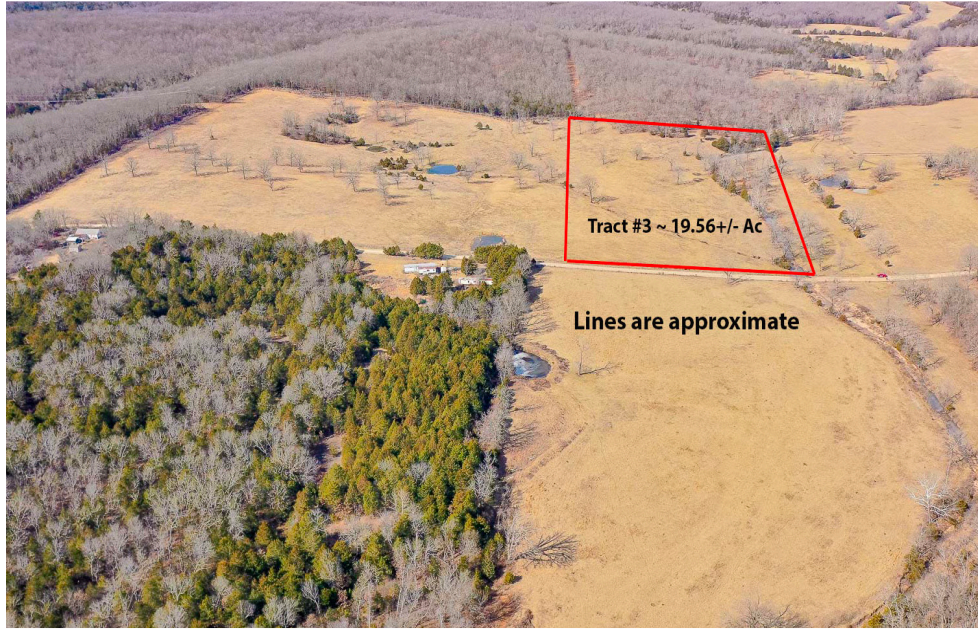
**19.56± AC PARCEL
MIXED USE GROUND
RESIDENTIAL POTENTIAL**

Tract #3 ~ 19.56+/- AC

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



19.56± AC

TOTAL LOT SIZE

LACLEDE COUNTY

JURISDICTION

\$12

TOTAL '23 TAXES

Fantastic opportunity for someone looking to enjoy the charm of these 19.56± acres of gently rolling hills with a small, wooded area and creek running the length of the property in Stoutland, MO! The property lies within Laclede County Jurisdiction and would allow for residential purposes. These 19.56± acres offer an ideal location for you to build your dream home! The property is best suited for private water and sewer. The acreage is located directly off Starling Dive mere minutes from I-44 and is in the SR2 School District. In addition, Tract #1 ~ 93.88± Ac. and Tract #2 ~ 40± Ac. are also available to purchase separately.

PARCEL NUMBERS

P.I.N	Size	Amount
07-1.0-12-000-000-005.000	19.56± Ac.	\$12

Terms: \$25,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

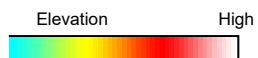
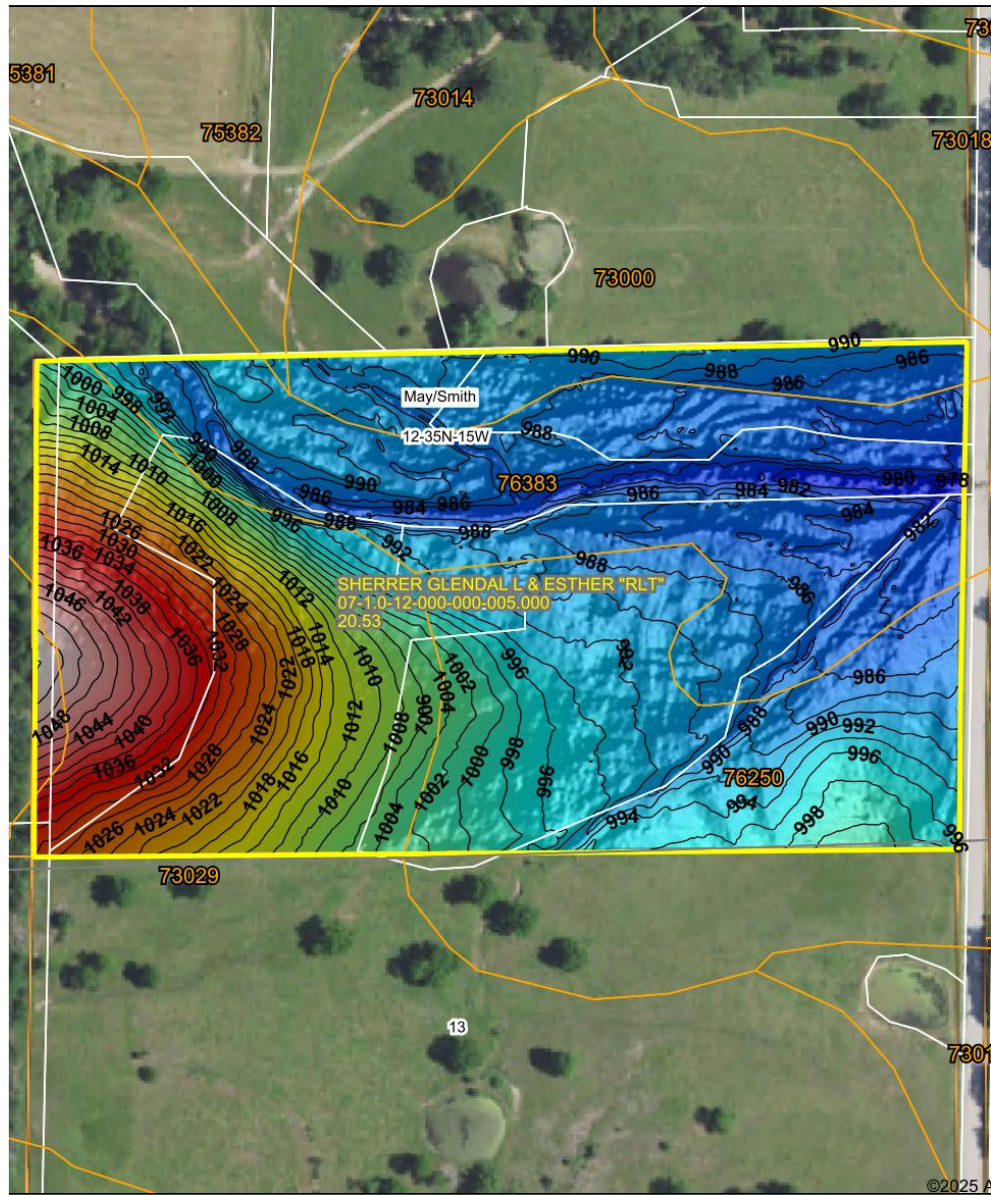
Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.



Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 2

Min: 976.8

Max: 1,054.1

Range: 77.3

Average: 999.8

Standard Deviation: 17.59 ft

0ft 235ft



3/21/2025

12-35N-1

Laclede Co

Missou

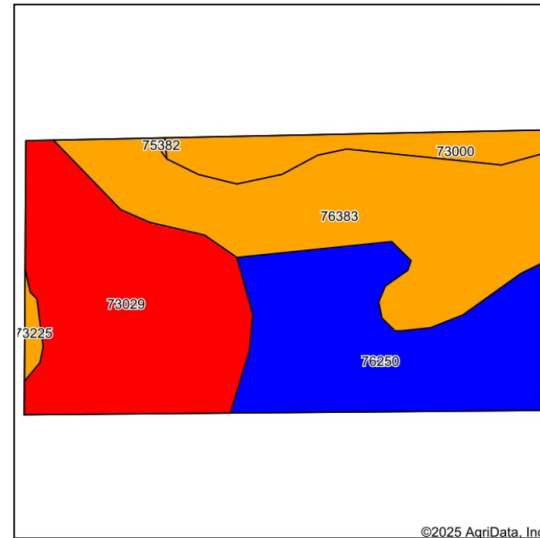
Boundary Center: 37° 46' 31.09, -92°

1 By: **surety**
CUSTOMIZED ONLINE MAPPING

c. 2023 www.AgrIDataInc.com

provided by Farm Service Agency as of 5/21/2008.

Soils Map



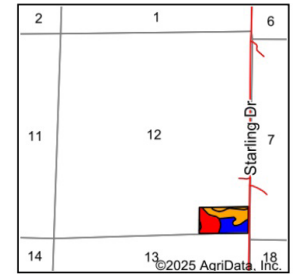
Soils data provided by USDA and NRCS.

Area Symbol: MO105, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Tall fescue seed Lbs	Wheat gra: Ton
76383	Cedarap silt loam, 0 to 2 percent slopes, frequently flooded	6.60	32.1%		Illw	2		4	3			2	3		
73029	Gasconade-Gatewood-Rock outcrop complex, 3 to 15 percent slopes	6.44	31.4%		Ville	2		3	1	2	1	2	1	2	7
76250	Britwater silt loam, 0 to 2 percent slopes, rarely flooded	5.71	27.8%		Ile	6		8	8			7	7		
73000	Pomme silt loam, 3 to 8 percent slopes	1.60	7.8%		Ille	6		7	7	9	7	7	3	7	17
73225	Ocie-Gatewood complex, 3 to 8 percent slopes	0.18	0.9%		Ille	4		7	5			6		5	
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Tall fescue seed Lbs	Wheat gra: Ton
Weighted Average						4.29	3.4	5.1	4.1	1.3	0.9	3.8	0.5	4.1	3.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: Missouri
County: Laclede
Location: 12-35N-15W
Township: May/Smith
Acres: 20.53
Date: 3/21/2025

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
© AgrIData, Inc. 2023 www.AgrIDataInc.com