

ONLINE ONLY FARMLAND AUCTION

TRACT #2 ~ 40± AC Starling Drive, Stoutland, MO 65567

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

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

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.

618-234-8751

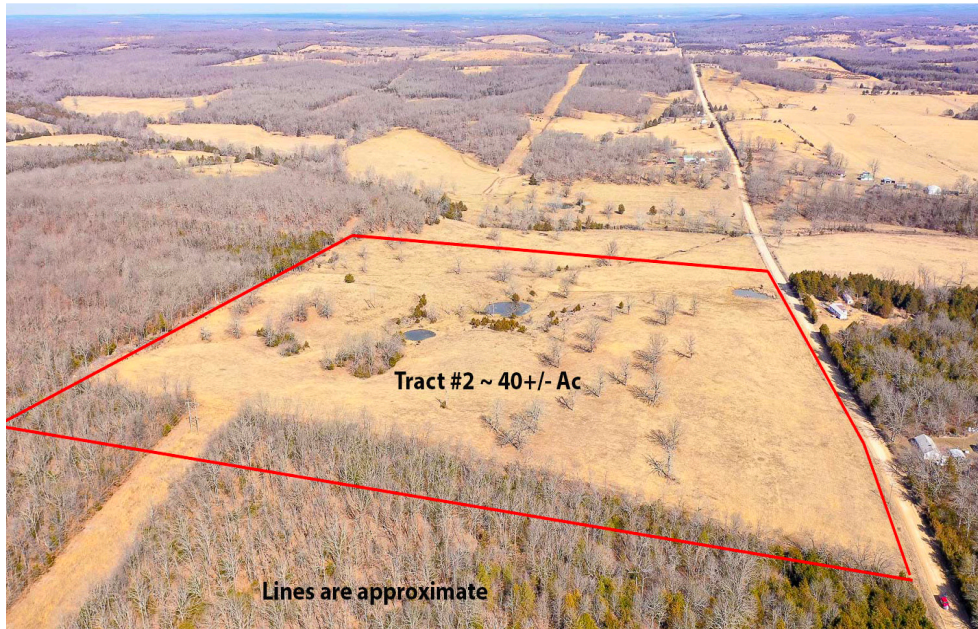
Adam Jokisch
Mobile (618) 530-8751

Lines are approximate

Tract #2 ~ 40+/- Ac

40± AC PARCEL
MIXED USE GROUND
RESIDENTIAL POTENTIAL

GENERAL INFORMATION & AUCTION TERMS



40± AC
TOTAL LOT SIZE

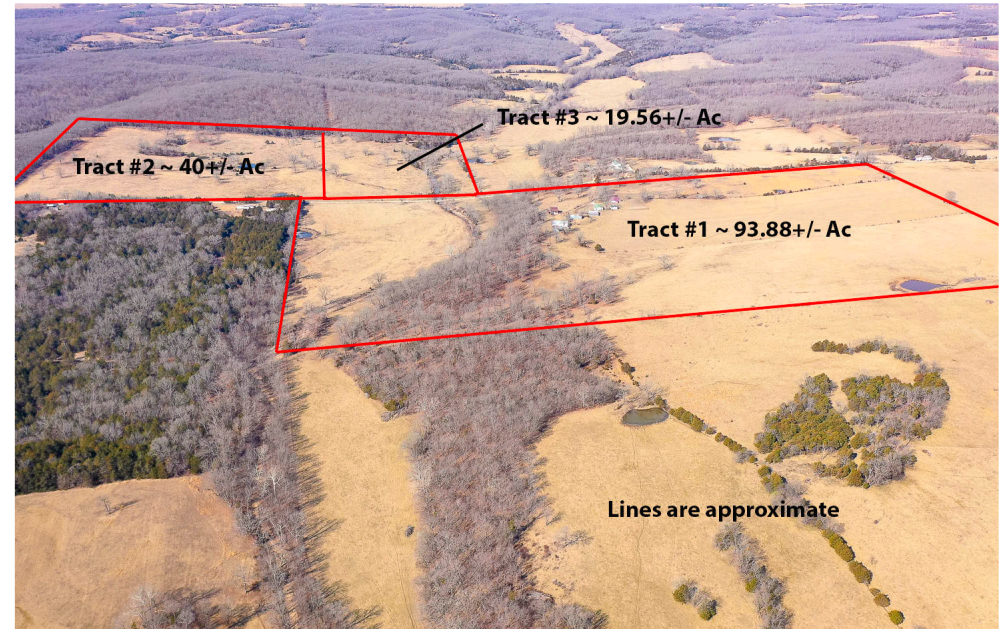
LACLEDE COUNTY
JURISDICTION

\$25
TOTAL '23 TAXES

These 40± acres of gently rolling to hilly pasture with 3 freshwater ponds in Stoutland, MO offer an exciting opportunity for anyone looking to invest in, develop, or build their dream home! The property lies within Laclede County, MO and would allow for residential purposes. Public electricity is available near the site however, the property is best suited for private sewer and well water. The property sits directly off Starling Drive mere minutes from I-44 and is in the SR2 School District. Whether you are dreaming of building a residence, starting a hobby farm, or simply enjoying the scenic acreage, this property could be a fantastic opportunity! In addition, Tract #1 ~ 93.88± Ac. and Tract #3 ~ 19.56± Ac. are also available to purchase separately.

PARCEL NUMBERS

P.I.N	Size	Amount
07-6.0-13-000-000-001.000	40± Ac.	\$25



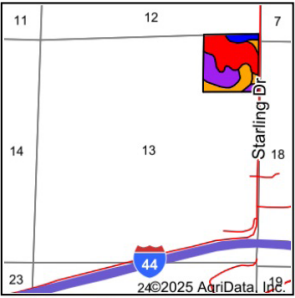
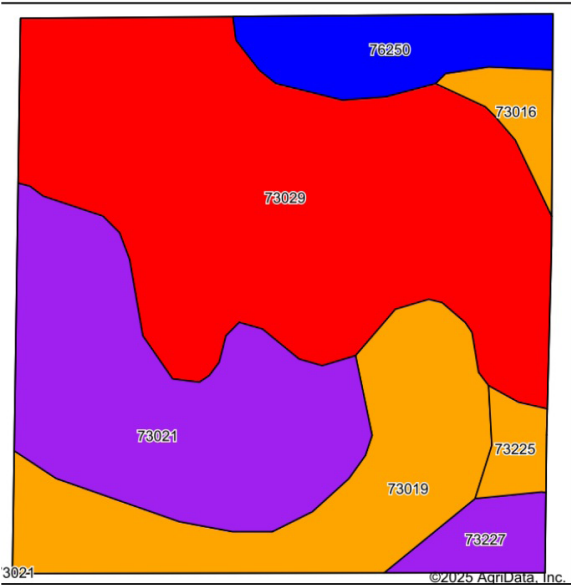
Terms: \$25,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

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.



Soils Map



State: Missouri
County: Laclede
Location: 13-35N-15W
Township: May/Smith
Acres: 39.61
Date: 3/21/2025



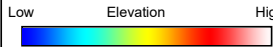
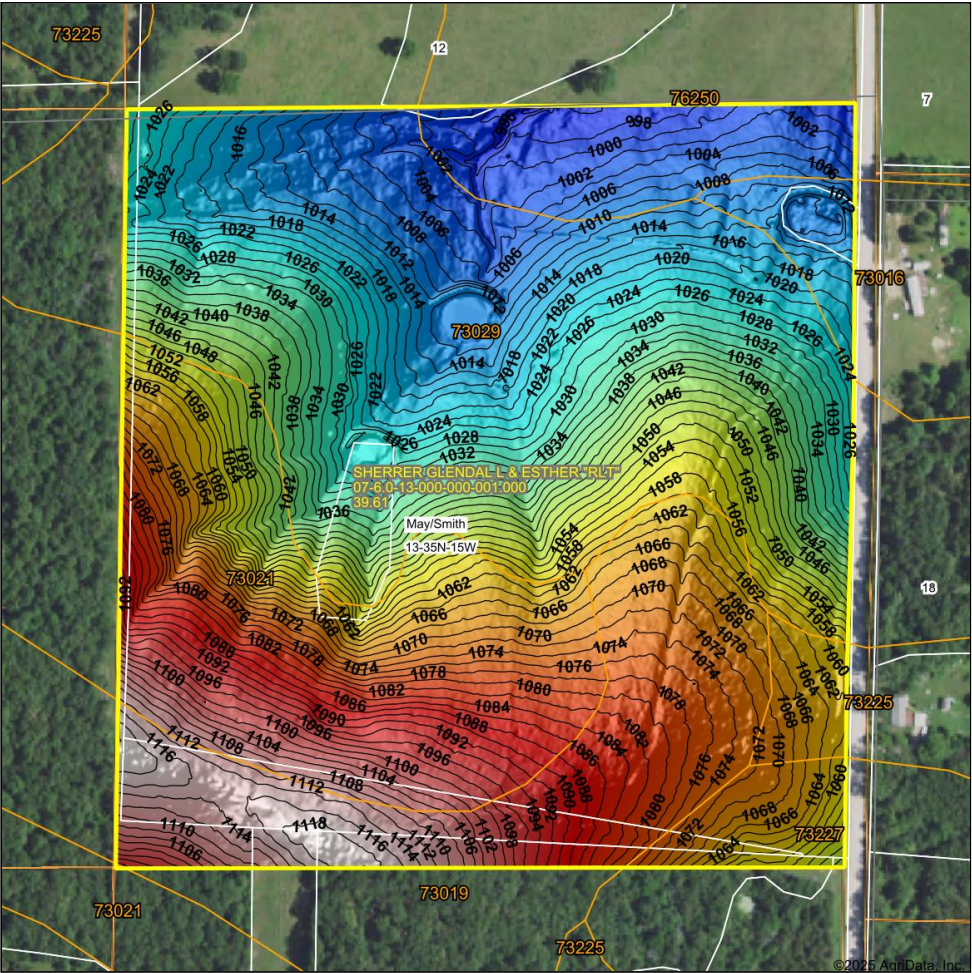
Soils data provided by USDA and NRCS.

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 AUM	Tall fescue Tons
3029	Gasconade-Gatewood-Rock outcrop complex, 3 to 15 percent slopes	17.91	45.2%		Ville	2	3	1	2	1		2	1	2
3021	Poynor extremely gravelly silt loam, 15 to 35 percent slopes, stony	9.26	23.4%		Vle	4	7	5				6		5
3019	Poynor very gravelly silt loam, 1 to 8 percent slopes	6.82	17.2%		Ille	4	6	5		2		5		5
6250	Britwater silt loam, 0 to 2 percent slopes, rarely flooded	2.78	7.0%		Ile	6	8	8				7		7
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	1.18	3.0%		Vle	4	7	4			6		5	5
73016	Virator silt loam, 3 to 8 percent slopes	0.91	2.3%		Illw	3	6	4		2	4		5	5
73225	Ocie-Gatewood complex, 3 to 8 percent slopes	0.75	1.9%		Ille	4	7	5			6		5	5
Weighted Average						5.98	3.2	5.1	3.3	0.9	0.8	4	0.5	3.8

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography HILLSHADE



Source: USGS 1 meter dem
Interval(ft): 2
Min: 993.1
Max: 1,120.1
Range: 127.0
Average: 1,050.8
Standard Deviation: 32.81 ft

0ft 244ft 488ft



13-35N-15W
Laclede County
Missouri

Boundary Center: 37° 46' 20.97, -92° 31' 31.24