

LAND AUCTION

LISTING #18607

78 - ACRES M/L
MACON COUNTY, MISSOURI



DOUG YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

ALAN MCNEIL

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND AUCTION

LEGAL DESCRIPTION:

Part of the North 1/2 of the South 1/2 of Section 34, Township 56 North, Range 15 West, Macon Co., MO. Exact legal description to be taken from Title Commitment.

COMMENTS & BUILDING INFORMATION:

Macon County, Missouri, Land Auction - Mark your calendars for Tuesday, October 21st, 2025! Peoples Company is pleased to be representing Excello Manufacturing LLC in the sale of their 78-acre M/L located just southwest of Macon, Missouri in Section 34 of Chariton Township. The farm consists of 78 acres m/l and will be offered as one tract via Public Auction to be held at the Macon County Fairgrounds in Macon, Missouri.

This farm is nearly 100% tillable with 75.47 estimated FSA certified cropland acres. The average NCCPI soil rating is 62.9. Prominent soil types include Armstrong loam, Bevier silty clay loam, and Leonard silt loam. These acres are classified as Highly Erodible Land (HEL).

This farm is located in a strong farming community and would make for a great add-on tract to an existing farmland operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. State Highway C borders the farm to the west. The farm is also in proximity to US Highway 63. The farm lease has been terminated, and the farm is open for the 2026 growing season.

This farm will be offered as a single tract on a price-per-acre basis through a traditional auction. The public auction will take place on Tuesday, October 21st, 2025, at 10:00 AM at the Macon County Fairgrounds, 1305 S Missouri Street, Macon, Missouri 63552. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

LEASE/FSA INFORMATION:

Open for the 2026 crop year.

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YEGGEMCNEILLAND.COM

Excello Manufacturing LLC, 78 Acres M/L, Macon County, MO

TOTAL ACRES:	78
PRICE:	
Price Per Acre:	
Owner:	Excello Manufatcuring LLC
Operator:	
County & State:	Macon Co., MO
Location:	SW of Macon, MO
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	62.9 NCCPI
Taxable Acres:	78
Net RE Taxes:	154.88
Taxes Payable In:	2025
Topography:	Gently Rolling

F.S.A. INFORMATION:

Farmland:	78
Crop Acres:	75.47 est.
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	
Corn Yield:	
Soybean Base:	21.37 est.
Soybean Yield:	40

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	78
Tillable Acres:	75.47 est.
CRP Acres:	
Farmstead:	1
Roads:	.53
Waterways:	1
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

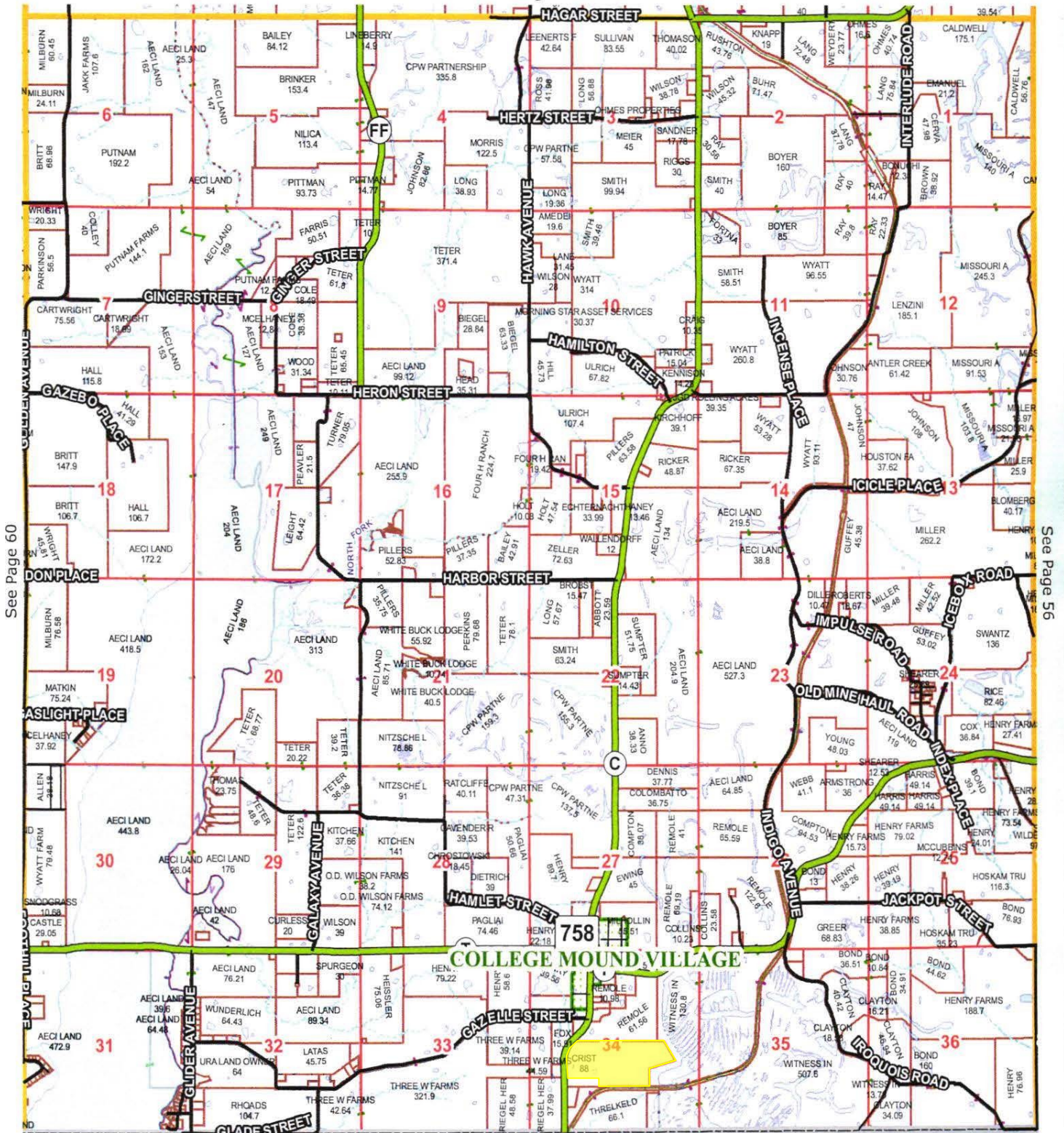
700 6th Ave
DeWitt, Iowa 52742



Chariton Township 23

T-56-N R-15-W

See Page 48



Randolph Co.



**All Measurements are
For FSA Programs Only**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Randolph Co. FSA

SB=Soybeans-COM-GR, DCSC=Double Crop SB
 C=Corn-Yel-GR, Wht=Wheat-SRW-GR
 Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg
 Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand
 ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg
 ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot
 Clover=Clover-Red-Fg,
 Mixed IGS or LGM=Mixed Fg LGM or IGS
 *Unless notated on Map

1:5,750

Program Year: 2025

Created: 12/3/2024

Flown: 2022-6-20

- clu
- crp

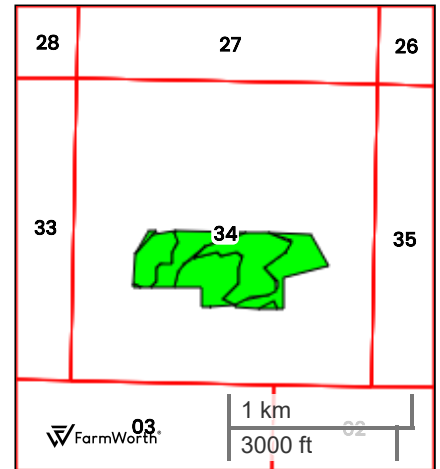
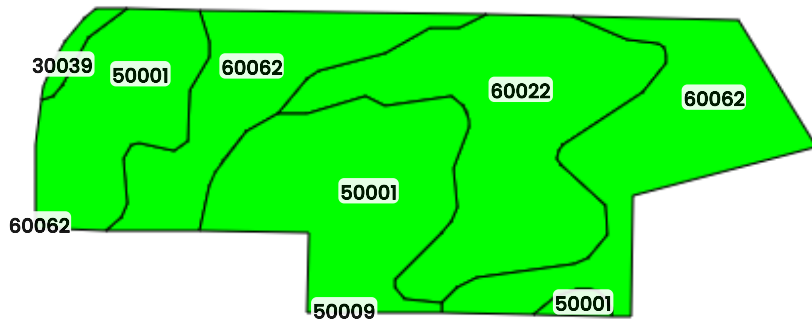
**Farm 5868
Tract 9098**





78 A. M/L, MACON CO., MO (78.00 AC TOTAL, 75.47 AC TILLABLE)

TOTAL SOILS



County: **Macon County, MO**
Location: **34-56N-15W**
Township: **Chariton**
Acres: **78.00**
Date: **09/15/2025**



Field borders obtained from Farm Service Agency
as of 2008

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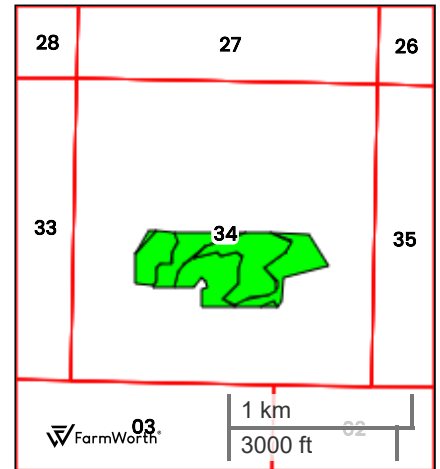
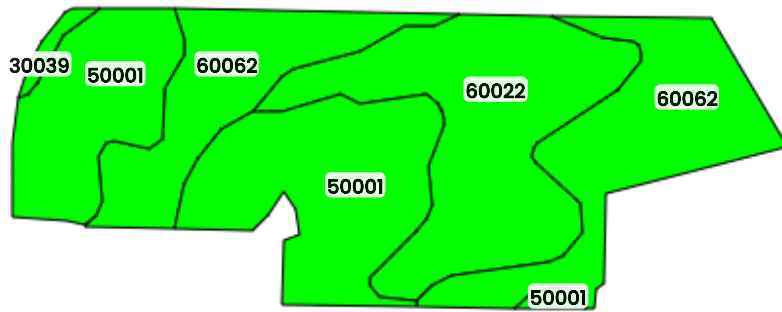
Code	Description	Acres	% of field	Overall NCCPI
50001	Armstrong loam, 5 to 9 percent slopes, eroded	28.45	36.47 %	65
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	27.06	34.69 %	63
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	21.66	27.77 %	60
30039	Armstrong loam, 9 to 14 percent slopes, eroded	0.82	1.05 %	62
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	0.01	0.01 %	62
Average:				62.9

Soils data provided by USDA and NRCS.



78 A. M/L, MACON CO., MO (78.00 AC TOTAL, 75.47 AC TILLABLE)

TILLABLE SOILS



County: **Macon County, MO**

Location: **34-56N-15W**

Township: **Chariton**

Acres: **75.47**

Date: **09/15/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code		Description	Acres	% of field	Overall NCCPI
50001	■	Armstrong loam, 5 to 9 percent slopes, eroded	27.18	36.01 %	65
60062	■	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	26.01	34.46 %	63
60022	■	Leonard silt loam, 1 to 6 percent slopes, eroded	21.61	28.63 %	60
30039	■	Armstrong loam, 9 to 14 percent slopes, eroded	0.68	0.90 %	62
Average:					62.9

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : JEREMY LUECKE/FRANKLIN FARMS
CRP Contract Number(s) : None
Recon ID : 29-175-2014-45
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
89.06	81.79	81.79	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	81.79	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	23.10	0.00	40	

TOTAL **23.10** **0.00**

NOTES

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Tract Number : 9098

Description : E1
FSA Physical Location : MISSOURI/MACON
ANSI Physical Location : MISSOURI/MACON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EXCELLO MANUFACTURING LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
89.06	81.79	81.79	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	81.79	0.00	0.00	0.00	0.00	0.00

MISSOURI
RANDOLPH

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5868

Prepared : 9/9/25 1:38 PM CST

Crop Year : 2025

Tract 9098 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	23.10	0.00	40
TOTAL	23.10	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

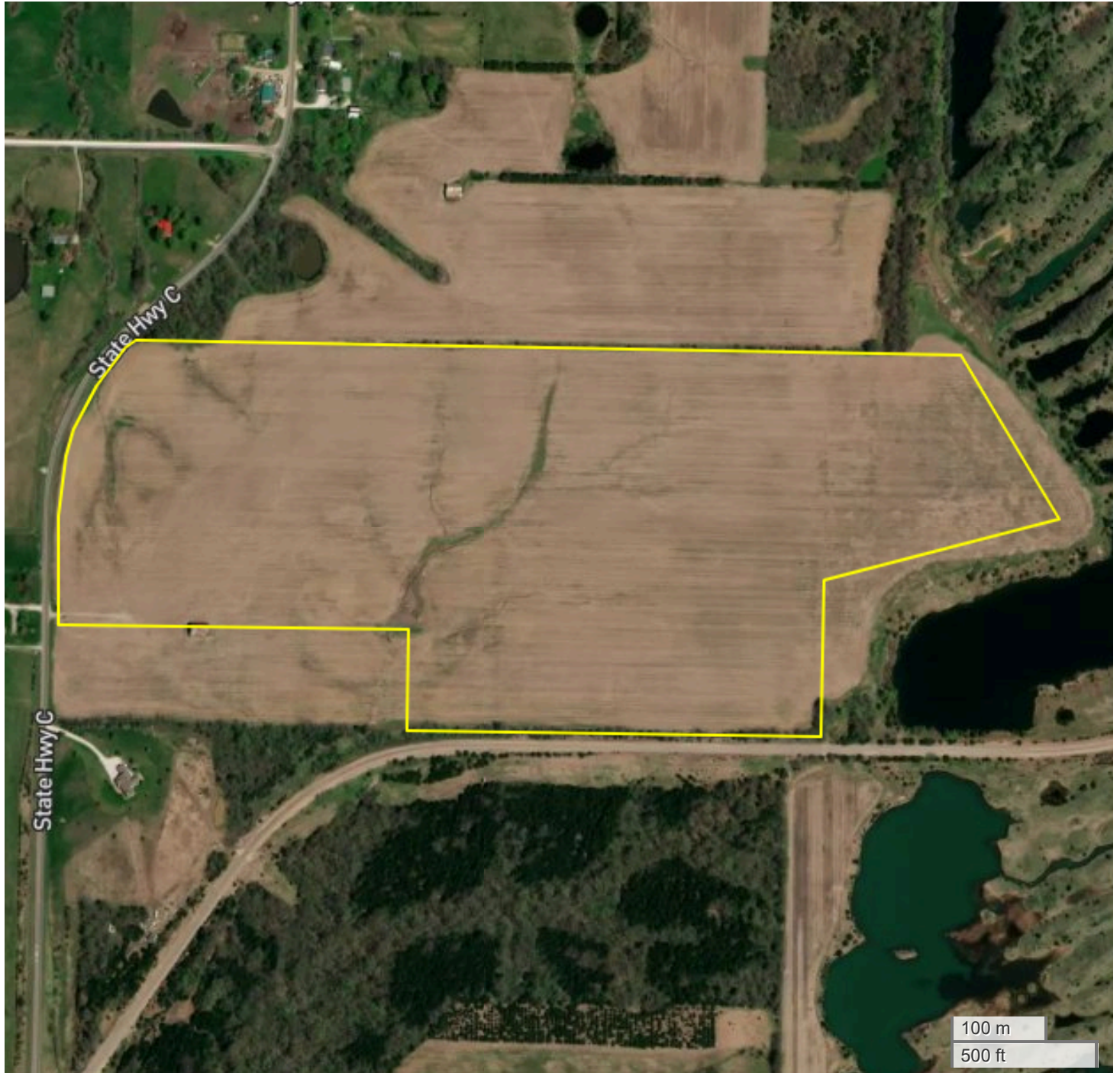
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



78 A. M/L, MACON CO., MO (78.00 AC TOTAL, 75.47 AC TILLABLE)

AERIAL MAP



Center: 39.614078, -92.569892

34-56N-15W

Chariton Township

Macon County, MO



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A detailed street map of College Mound Village. The map shows a grid of streets with various landmarks and features. Key streets include Main Street, College Avenue, and several residential streets like Oak, Elm, and Maple. The map includes a compass rose, a scale bar, and a legend for symbols like schools, churches, and parks. The title 'COLLEGE MOUND VILLAGE' is prominently displayed in the center.

The Northeast corner
of Section 34-56-15
as per the survey filed
for record in Book 13
at Page 3.

A tract of land in the South 1/2 of Section 34, Township 56 North of the Base line, Range 15 West of the 5th Principal Meridian, Macon County, Missouri and being more particularly described as follows:
Beginning at the Center corner of said Section 34-56-15; thence with the North line of the Southeast 1/4, Section 34 56N0600E, 1511.43'

thence leaving said North line 53°05'59.44", 629.02'±; thence
57°53'11"AW, 828.06'; thence S01°53'27"W, 541'.64'± to a point on
the North line of the Southwest ¼ of the Southwest ¼, Section
34-56-15; thence with the North line of said ¼, ¼ and the North line of
the Southwest ¼ of the Southwest ¼ and the Southwest ¼ of the
Southwest ¼, Section 34-56-15 N69°00'03"W, 2559.36'± to a point
on the East Right-of-Way line of Mission State Highway 725; 10'± to the
thence with said East Right-of-Way line N01°02'55"W, 725.10'± to the
Point of Curvature and a curve to the Right having a Radius of 628.63'±
to a Chord Bearing of a length of N23°23'50"E, 631.10'±; thence with said
curve the Right-of-Way line to the Point of Tangency; thence S01°53'27"W,
541'.64'± to a point on the North line of the Southwest ¼ of the
Southwest ¼, Section 34-56-15; 146.00'± to a point on the North line of said
the Southwest ¼, Section 34-56-15; thence with the North line of said
¼, ¼ and the North line of the Southwest ¼ of the Southwest ¼ of the
Southwest ¼, Section 34-56-15, 2939.06'± to the Point of Beginning
and containing 65.00 acres.

Subject to Rights-of-Way and Easements as may now be established.

1. This Survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to the surveyor. This surveyor has no knowledge of any other record documents which affects this property.
2. NO Title Report was provided by the CLIENT at the time of this survey

3. This survey meets or exceeds the accuracy standards of a (RURAL) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
4. Reference survey filed for record in Book 13 and Page 3
5. Reference survey filed for record in Book 13 and Page 10
6. This surveyor did not search the record for easements, encumbrances or any other items that may affect the surveyed property that a complete title report would have provided.

I HEREBY CERTIFY: that this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Date: 06/06/2013
Mark B. Holt- PLS No. 2001015251
Eagle Pointe Surveying, LLC No. 2009006804

Kurt Rogers
44721 Private Road 1296
Huntsville, MO 65259

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

● = Found Iron Bar (I.B.) as noted
■ = Set 1/2" Iron Bar w/cap
R = Record Distance
M = Measured Distance
= Calculated

EXHIBIT A - LEGAL DESCRIPTION

File No: 21149.1

Policy No: OX-09201085

The Land referred to in this policy is described as follows:

A TRACT OF LAND IN THE SOUTH $\frac{1}{2}$ OF SECTION 34, TOWNSHIP 56 NORTH OF THE BASE LINE, RANGE 15 WEST OF THE 5TH PRINCIPAL MERIDIAN, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER CORNER OF SAID SECTION 34-56-15; THENCE WITH THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$, SECTION 34 S89°06'04"E, 1511.43'; THENCE LEAVING SAID NORTH LINE S30°58'44"E, 659.02'; THENCE S75°33'14"W, 828.06'; THENCE S01°53'27"W, 541.84' TO A POINT ON THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, SECTION 34-56-15; THENCE WITH THE NORTH LINE OF SAID $\frac{1}{4}$, $\frac{1}{4}$ AND THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, SECTION 34-56-15 N89°08'31"W, 2599.36' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE "C"; THENCE WITH SAID EAST RIGHT-OF-WAY LINE N01°02'57"E, 729.10' TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 828.83' AND A CHORD BEARING AND LENGTH OF N23°25'39"E, 631.10'; THENCE WITH SAID CURVE TO THE RIGHT 647.44' TO THE POINT OF TANGENCY; THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID MISSOURI STATE HIGHWAY ROUTE "C" N45°48'20"E, 14.60' TO A POINT ON THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, SECTION 34-56-15; THENCE WITH THE NORTH LINE OF SAID $\frac{1}{4}$, $\frac{1}{4}$ SECTION S89°06'04"E, 1293.80' BACK TO THE POINT OF BEGINNING AND CONTAINING 88.00 ACRES.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS AS MAY NOW BE ESTABLISHED.

