

# REAL ESTATE AUCTION

ONLINE BIDDING ONLY: MARCH 5- MARCH 8, 2025

**68 +/- ACRES with 58 +/- Tillable & 6 Acre Lake**

**TBD RENSHAW DRIVE CLARKSBURG, MO 65025**



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## Property Features:

Located east of Tipton, MO; this 68+/- acre farm offers an income producing opportunity. With 58+/- tillable acres, this property is great for a first-time farmer or a farmer looking to expand their operation. 2024 wheat harvest had record yields with 100 bushel/acre. Soil type: mostly Bunceton Silt Loam. The farm is open for the 2025 season for the new owner to farm themselves or rent it out; start producing income for the 2025 year. This farm is tilled and terraced and has a 6 acre fully stocked lake. There is approximately 1,100 feet of road frontage with multiple building sites.

**Property Viewing: February 15, 2025 10AM - 12PM**



**Timberline Real Estate Team, powered by  
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