

# ELITE LAND & AUCTION Co.

PRESENTS



## ANN BAKER FAMILY TRUST AUCTION

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Live Auction location: Elks Lodge – 311 North 2nd Street, Quincy, IL

Online bidding available as well

Date: 2/24/2025 – Time: 1:00 p.m.

Ann Baker Living Trust Auction: Premium Agricultural Property

141.02 +/- Acres – To Be Auctioned in 4 Tracts

For the first time in decades, the Ann Baker Living Trust presents an extraordinary opportunity to own some of Northern Missouri's most productive farmland.

Stretching along Highway 24 and County Road 355, this premier property is divided into four tracts of nearly 100% tillable land. Tract 1 features an irrigation system with a new well pump and a 2,100-square-foot barn, while Tracts 2 and 3 offer pristine farming potential. With an outstanding 79.9 NCCPI rating across all soils, this land should produce generations of abundant harvests.

This offering represents a rare opportunity to acquire top-tier cropland in a prime location. Final acreages pending survey confirmation.

# PROPERTY FEATURES

**COUNTY:** MARION

**PRICE:** AUCTION

**STATE:** MISSOURI

**ACRES:** 141.02 +/-

- Tract 1 - 50.6 +/- Acres
- Tract 2 - 46.67 +/- Acres
- Tract 3 - 42 +/- Acres
- Tract 4 - 1.75 +/- Acres
- Average NCCPI Rating of 79.9
- Billboard Income
- Access Along HWY 24 & CR 355
- Irrigation System on Tract 1
- Nearly 100% Tillable
- Exact Acreage to be Surveyed
- 3 Miles West Of Quincy, IL
- 2 Miles East of HWY 61



# TRACT 1



# TRACT 2



# TRACT 3



# IRRIGATION



NCCPI RATING 79.9



2100 SQ. FT. BARN





# ADDITIONAL PHOTOS



# SOIL MAP



Tract 3 - 42 Acres Boundary 1 Boundary 1

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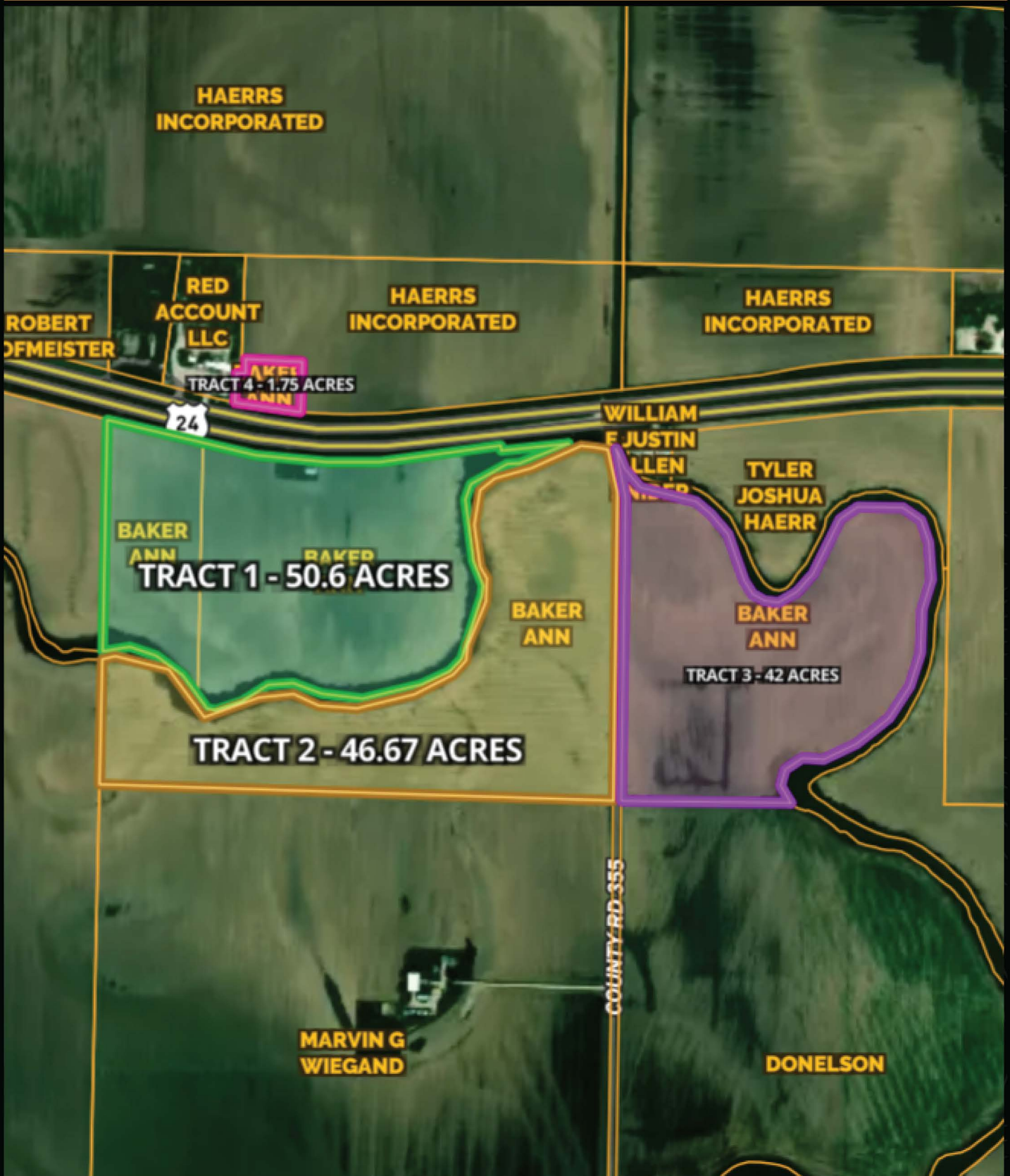
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All Polygons 143.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66058	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	143.04	100.0	0	80	2w
TOTALS		143.04(*)	100%	-	80.0	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# AERIAL MAP



**BRAD FALLERT, OWNER/BROKER**  
BFALLERT@ELITELANDANDAUCION.COM  
**573.822.0418**



Brad Fallert's passion lies in the land; he revels in traversing it, showcasing it, and facilitating its exchange between buyers and sellers. Driven by subpar experiences in real estate, Brad was inspired to create a real estate company based on integrity and transparency not only for his clients but for the agents as well.

Born in Bloomsdale, Missouri, Brad's passion for deer hunting drove him to Northeast Missouri where he met his wife Valerie. With over three decades of hunting, predominantly on farms spanning across Northeastern Missouri, Brad's expertise in habitat development and creating havens for whitetail deer equips him with the insight to cultivate your ideal farm to yield quality deer consistently. His commitment to promptness, responsiveness, and communication persists even after deals are sealed. "The ultimate satisfaction is leaving the closing table with both clients happy and friendships that last a lifetime," he says.

Brad resides on his family's farm in Bethel, MO, not far from where his wife, Valerie, was raised. They have three sons, Austin, Cade, and Cort, and cherish nurturing them amidst the fertile fields of the Midwest.

**ARE YOU INTERESTED IN SELLING YOUR PROPERTY? PLEASE CALL THE AGENT ABOVE AND ASK ABOUT OUR 100% CUSTOMER SATISFACTION GURANTEE.**

**WWW.ELITELANDANDAUCION.COM**



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