

A FARM LAND AUCTION

223 +/- ACRES OF LAND LOCATED IN PEMISCOT COUNTY, MISSOURI TO BE SOLD IN 4 TRACTS

WEDNESDAY, SEPT. 3, 2025 - KENNETT, MO SALE TIME: 2:00 P.M.

Sale Site: Kennett American Legion Building On Hwy. 412 Across From Walmart

OWNERS: GLEN S. AND
GUY JOHN GARRETT

AUCTIONEER'S NOTE: Jeff DeWitt Auction Co. Inc. has been commissioned to sell at public auction approximately 223 acres +/- of row crop farmland in Pemiscot County Missouri. The Garrett family has owned this farm for several decades and has decided to sell the farm. This is prime farmland suitable for cotton, corn, wheat, rice and soybeans. FSA reports will be available at auction.

TRACT 1: 93.88 ACRES +/- • FSA FARM 834 – TRACT 1509
SECTION 29, TOWNSHIP 19N, RANGE 12E
LAND LOCATION: HAYTI, MO

NOTE: The farm is graded and has a well. The pump belongs to the tenant.

DIRECTIONS TO FARM: From Hayti, MO at the intersection of E. Washington St. and Pascola Rd. take Pascola Rd. north for 1 mile to County Road 264. Turn left onto County Road 264 and continue Northwest for 0.6 miles. The farmland will be on your left.

TRACT 2: 46.3 ACRES +/- • FSA FARM 834 – TRACT 1509
SECTION 29, TOWNSHIP 19N, RANGE 12E
LAND LOCATION: HAYTI, MO

NOTE: The farm is graded and has a well. The pump belongs to the tenant.

DIRECTIONS TO FARM: From Hayti, MO at the intersection of E. Washington St. and Pascola Rd. take Pascola Rd. north for 1 mile to County Road 264. Turn Left onto County Road 264 and continue Northwest for .6 miles. The farmland will be on your left.

DCP CROP DATA FOR TRACTS 1 & 2 – FSA Farm 834 – Tract 1509

CROP NAME	BASE ACRES	PLC YIELD
WHEAT	31.7	41
GRAIN SORGHUM	31.7	77
SOYBEANS	65.9	34
SEED COTTON	11.92	1145
UNASSIGNED GENERIC BASE	2.98	0
TOTAL	144.2	

TRACT 3: 36.78 ACRES +/- • FSA FARM # 834 – TRACT 1521
SECTION 28, TOWNSHIP 19N, RANGE 12E
LAND LOCATION: HAYTI, MO

NOTE: The farm is graded and has a well. The pump belongs to the tenant.

DIRECTIONS TO FARM: From Hayti, MO at the intersection of State Highway P and County Road 266, take County Road 266 West for .3 miles to County Road 261. Turn right on County Road 261 and head north for .4 miles. The farm will be on your left.

DCP CROP DATA FOR TRACT 3 - FSA Farm # 834 – Tract 1521

CROP NAME	BASE ACRES	PLC YIELD
WHEAT	8.6	41
GRAIN SORGHUM	8.6	77
SOYBEANS	17.8	34
SEED COTTON	3.28	1145
UNASSIGNED GENERIC BASE	0.82	0
TOTAL	39.1	

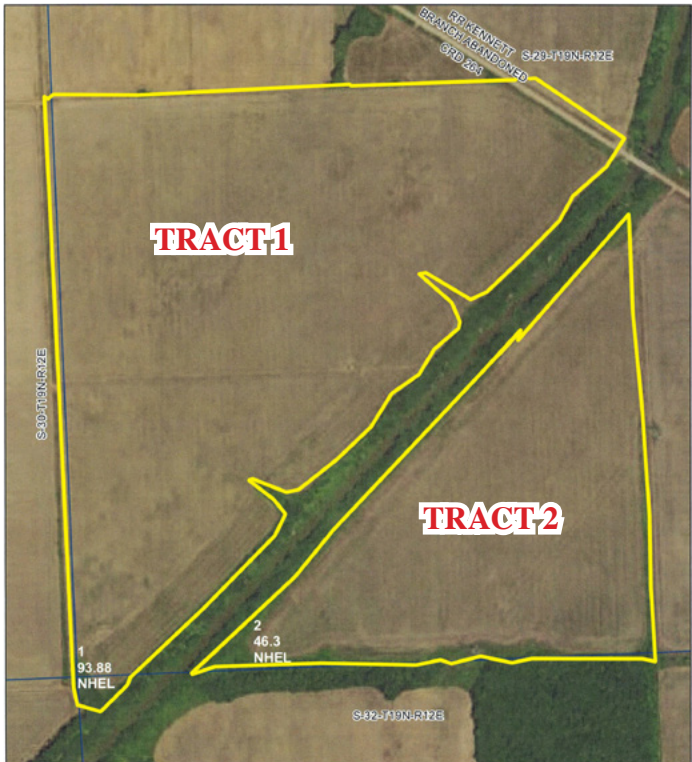
TRACT 4: 45.67 ACRES +/- • FSA FARM 157 – TRACT 1937
SECTION 36, TOWNSHIP 18N, RANGE 11E
LAND LOCATION: BRAGGADOCIO, MO

NOTE: The farm is not irrigated or graded.

DIRECTIONS TO FARM: From Braggadocio, MO at the intersection of State Highway Z and J, take State Highway Z south for 2.1 miles. The farm will be on your left.

CROP NAME	BASE ACRES	PLC YIELD
CORN	5.49	108
SOYBEANS	4.71	35
SEED COTTON	28.24	1250
UNASSIGNED GENERIC BASE	7.06	0
TOTAL	45.5	

For more information, call John “Jay” Sanders
at 573-359-4746 or DeWitt Auction Co.



TERMS: 10% of highest bid (non-refundable) due at conclusion of auction. Balance due on or before closing within 60 days. Closing will be handled by Pelts Title Co. or a mutually agreed to title company. Closing costs will be divided equally between buyer and seller. Seller will collect 2025 rents and pay 2025 real estate taxes. The farm is rented on crop rent basis.
6% Buyer's Premium will be added to last bid in order to establish selling price and is payable day of auction.
NOTE: We urge you to drive out and inspect this fine property before auction day.

Visit our website:
www.dewittauction.com

Member Mo. & Miss. Auctioneer Assoc. - Lic. Nos: MO 14 & 85; AR 390 & 404; AL 611 & 1317; LA 239; Phil DeWitt MS 292; IL Firm No. 444000276; MS Firm No. 410F; TX 6538 & 10982; TN Firm No. 2422; KY 6028; FL 1535; Jack Holifield TN 6847, AL 5350, LA 19365; Brandon DeWitt AR 2535, MS 1471, IL 441.002267, KY 4216, TN 6941, Mo. RE Salesperson Lic. #2015019112, Ark. RE Salesperson Lic. #SA00080457; Alyssa Nicole VonderHaar MO Real Estate Broker/Broker-Officer Lic. #2010010870/Corp. Lic. #2013017734

PLANNING AN AUCTION? CONTACT:
DeWitt Auction Co.
220 DeWitt Dr.
Sikeston, MO 63801
573-471-1060

AUCTION CONDUCTED BY:
DeWitt Auction Co.

220 Dewitt Drive
Sikeston, MO 63801
573-471-1060

"Your Attendance Always Appreciated!"
ANNOUNCEMENTS MADE AUCTION DAY TAKE
PRECEDENCE OVER PRINTED MATERIAL.

Visit our website:
www.dewittauction.com

FOR MORE INFORMATION, CONTACT:
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573-359-4746 or
DeWitt Auction Co.
or visit www.dewittauction.com