

# A FARM LAND AUCTION

**276 +/- ACRES LOCATED IN MISSISSIPPI COUNTY, ARKANSAS**

**TUESDAY, JULY 23, 2024**

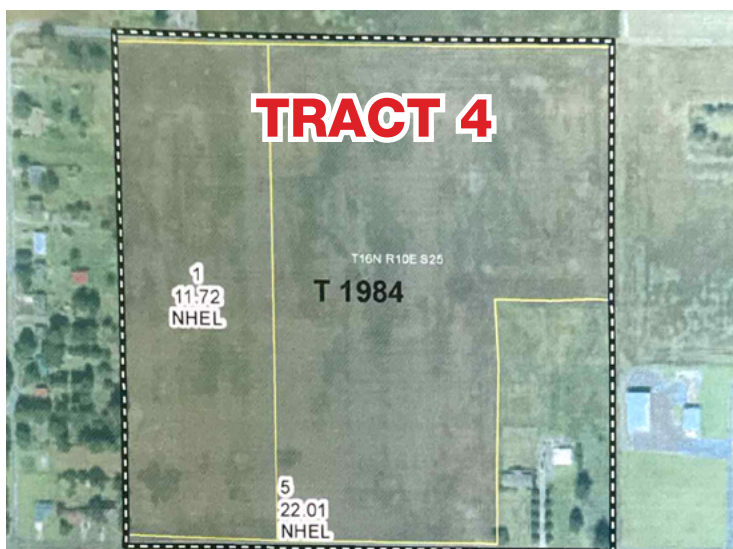
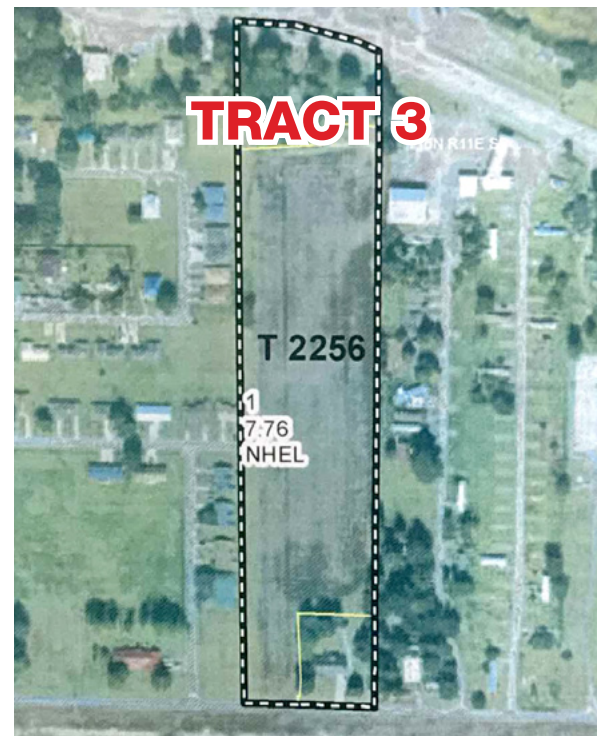
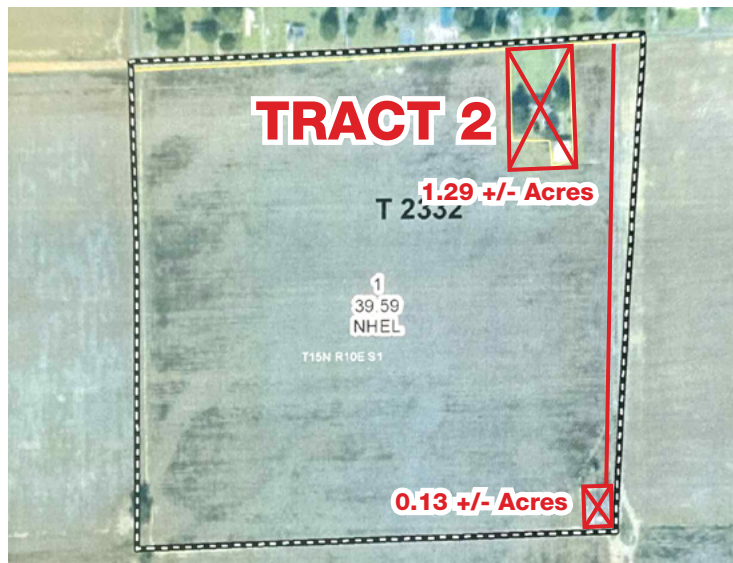
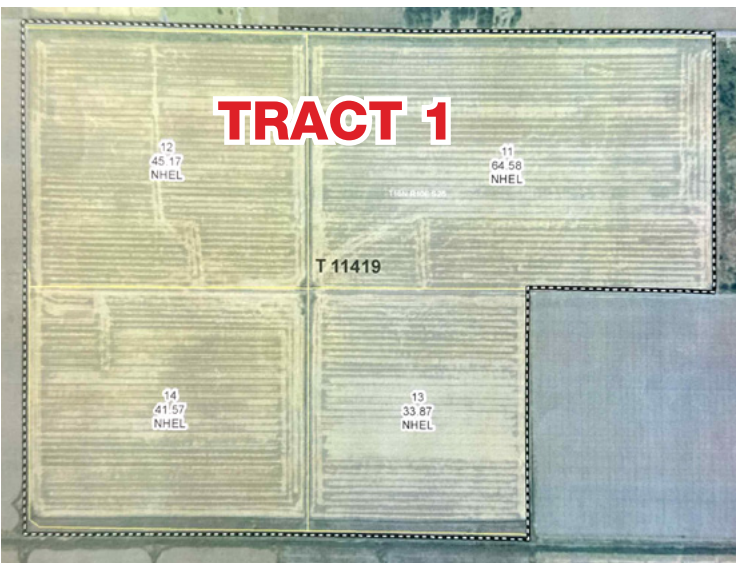
**SALE TIME:  
2:00 P.M.**

**KENNETT, MISSOURI**

Sale Site: American Legion building across from Walmart on Hwy. 412.

**AUCTIONEER'S NOTE:** Jeff DeWitt Auction Co., Inc. has been commissioned by the Bevill Family to sell this highly productive farm land located near Gosnell, Arkansas at public auction.

**Owners: Bevill Family**



**TRACT 1 - Farm #6221**

Township 16N, Range 10E, Section 26  
Mississippi County, AR  
189.59 +/- Acres Farm Land  
185.19 +/- Acres Crop Land

Base Acres	PLC Yield
Long Grain Rice	111.82 ..... .6391
Soybeans	111.78 ..... 27

This is a productive rice and bean farm. Zero grade with well & pump.

**TRACT 2 - Farm #6395**

Township 15N, Range 10E, Section 1  
Mississippi County, AR  
38 +/- Acres Farm Land

Base Acres	PLC Yield
Seed Cotton	31.55 ..... 2388
Generic	7.89

This land is irrigated, graded, well & pump.

*Note: Selling farm land only. House, lot and cell tower not included. (Red boxes with X)*

**TRACT 3 - Farm #6395**

Township 15N, Range 11E, Section 6  
Mississippi County, AR  
7.76 +/- Acres Farm Land

Base Acres	PLC Yield
Seed Cotton	6.21 ..... 2388
Generic	7.89

**TRACT 4 - Farm #6607**

Township 16N, Range 10E, Section 25  
Mississippi County, AR  
33.73 +/- Acres Crop Land

Base Acres	PLC Yield
Grain Sorghum	11.87 ..... 66
Soybeans	23.73 ..... 27

**TRACT 5 - Farm #7735**

Township 15N, Range 10E, Section 1  
Mississippi County, AR  
11.31 +/- Acres Farm Land

This is productive farm land but could also be utilized as residential development.

**For more information, contact:  
Jeff DeWitt Auction Co., Inc.  
1-800-533-9488 or  
Brandon DeWitt 573-380-5675**

**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. Closing costs will be divided equally between buyer and seller. Seller will collect 2024 rents and pay 2024 real estate taxes. Buyer will take possession following the 2024 crop.  
**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](http://www.dewittauction.com)

AUCTION CONDUCTED BY:

**Jeff DeWitt Auction Co., Inc.**

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[www.dewittauction.com](http://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:  
**Jeff DeWitt Auction Co.**  
220 DeWitt Dr.  
Sikeston, MO 63801  
573-471-1060 - 800-533-9488

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*"Your Attendance Always Appreciated!"*

ANNOUNCEMENTS MADE AUCTION DAY TAKE  
PRECEDENCE OVER PRINTED MATERIAL.

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