



Thompson Ranch

SHELBYVILLE | MISSOURI

\$7,700,000 | 2,200± ACRES

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Overview

Productive, beautiful, scenic, a river running through it...those are the first thoughts when describing the Thompson Ranch. Other thoughts might be about winding the day down on a late afternoon by the North River watching and listening as it makes its way to the Mississippi River, about 25 miles to the east. With a history dating back to 1834, it was purchased by the present owners in 1936. It has the ingredients that make a first-class ranch: 2,200 contiguous acres, excellent pastureland for grazing and hay production, cropland, river, creek, springs and a progressively managed cattle herd. In recent years, a concentrated effort has been made to improve pastures that has seen improvements in stocking rates and hay production. A consistent eye is kept on improving overall production and efficiency using holistic management principles as a guideline. In the summer of 2016 Thompson Ranch received the ASAP (Agriculture Sustainable Assurance Program) designation in three categories under a sustainable “ag” program by the Missouri Department of Agriculture.



Location

The Thompson Ranch is located northeast of Shelbyville in Shelby County. Shelby County was organized in 1835 and Shelbyville, the county seat, is about 155 miles northwest of St. Louis, about 44 miles west of Quincy, Illinois.

Acreage

The total 2,200 acres contains approximately 300 acres of cropland, 800 acres of pasture-hay ground and 1,100 acres of timberland. The contiguous acreage size has an economy of scale advantage/opportunity. One of the advantages is the baleage described below.





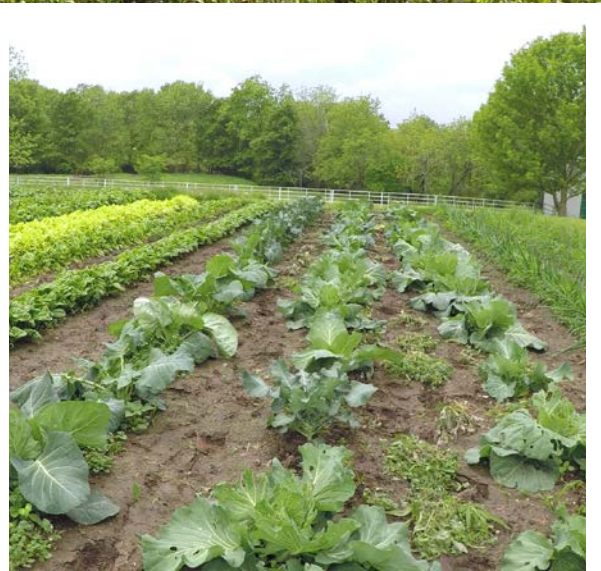
Water

Live water from the river, creek and springs, ponds and a well, supply abundant water for livestock and wildlife throughout the ranch. On farm water supply has been greatly increased by constructing new ponds and installing frost free waterers. The North River and the spring-fed Clear Creek run year-round. 16 ponds, 6 of which are new, are located across the ranch. One well provides water for the headquarters and is piped to 4 water troughs. Another well on the ranch has not been used.



Stocking

The stocking rate for pastureland is about 2.5 acres per AU. Using a holistic approach, cattle are rotated through paddocks and pastures improving both land and livestock production. With planned management of the 1,100 acres of timberland, there is opportunity to increase stocking capacity while maintaining habitat and protection for wildlife as well as livestock.



Farming

The cropland is located mostly in the river bottom areas and is leased to local farmers. Pastureland hay, not part of the cropland, is cut and baled on contract. Hay bales average about 3 to 3 ½ round bales to the acre, weighing 1,200-1,500 pounds each. While produced for ranch livestock, it is sometimes sold when there is opportunity and availability. In 2018 the ranch put up all hay in baleage. Conserving forage as baleage is cost effective, reduces the risk of field curing, harvest and storage losses; retains more nutritive value; and makes the forage more palatable compared to conventional dry hay production and storage.





THOMPSON RANCH | SHELBYVILLE | MISSOURI



Terrain and Vegetation

The Thompson Ranch and area are rolling hills interspersed with open grasslands and timberlands making a balanced environment for livestock and wildlife. Timothy, fescue, big bluestem and red clover make up most of the lush grasses. Pastures have been inter-seeded with clover and rye grass improving grass diversity resulting in higher forage and hay quality.

Climate

Missouri has a continental type of climate marked by strong seasonality. The average high temperature in January is 35 degrees while the average high in July is 86 degrees. Average precipitation in the Shelbyville area is over 41" of rain and about 15" of snow. Precipitation is spread fairly evenly throughout the year. Almost 63% of the average rainfall is April – September, the best part of the growing season.





Improvements

Two homes are located at the headquarters along with a barn, shop and machine shed. Four hay sheds are located nearby. New fences and water pipelines have been built, six ponds dug, strategically placed corrals have been built, a barn refurbished and some of the timberland has been cleared. Recently built pipe corrals are located on the west side of the ranch and another set are located at the headquarters. Perimeter fences have been upgraded and new cattle gates installed.





Taxes

Property taxes are approximately \$4,884.

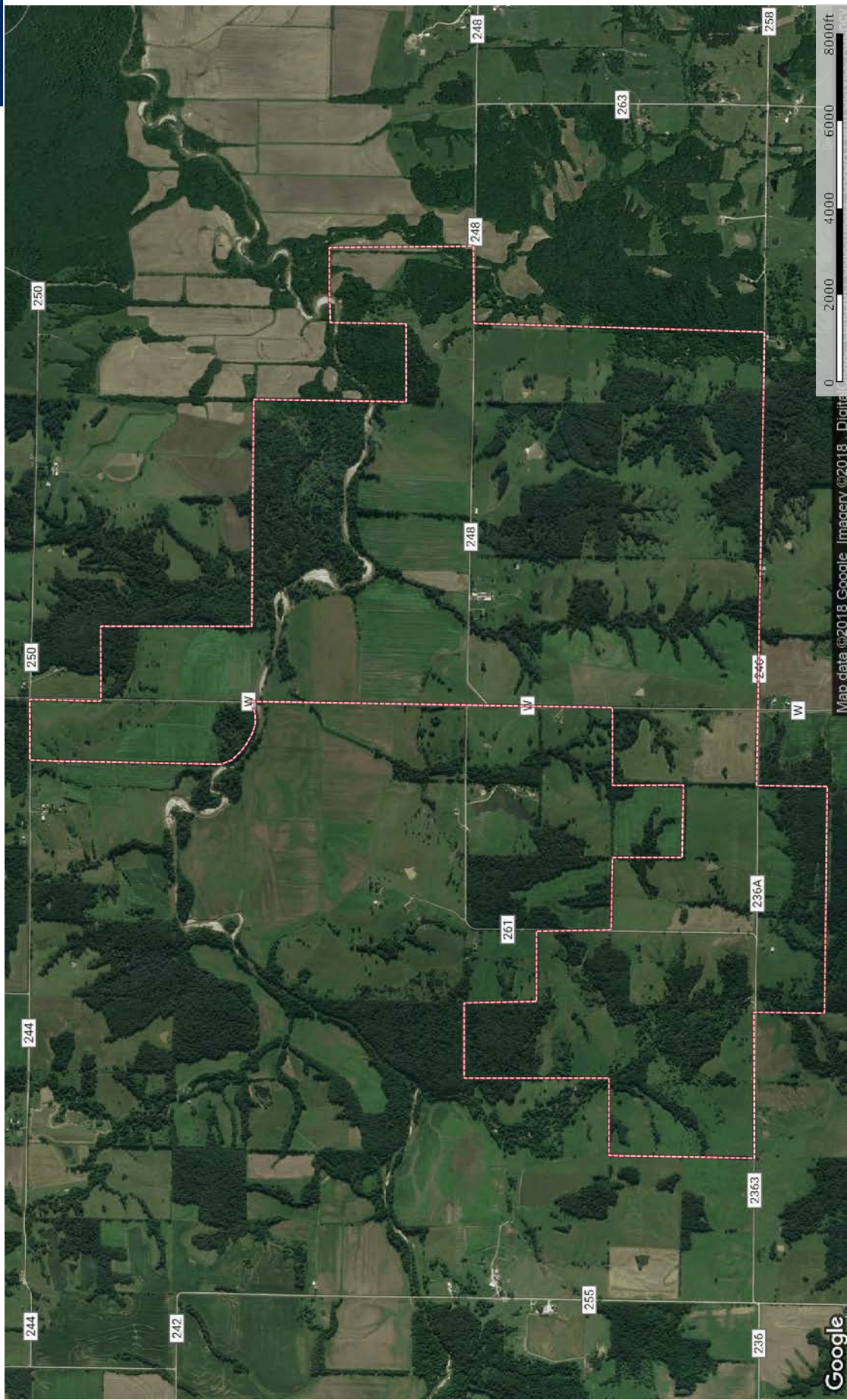
Ranching in Missouri

Missouri has a long history of livestock production. Because of the state's pasture resources, the state has become a major feeder calf producer, presently ranked number two in U.S. beef cow inventory.

Missouri

Missouri, the Show Me State, was admitted to the United States in 1821. Located on the Mississippi and Missouri Rivers, the state was an important hub of transportation and commerce in early America. Missouri played a central role in the westward expansion of the United States. The Pony Express, Oregon Trail, Santa Fe Trail and California Trail all began in Missouri. It is the only state in the Union to have two Federal Reserve Banks: one in Kansas City (serving western Missouri, Kansas, Nebraska, Oklahoma, Colorado, northern New Mexico, and Wyoming) and one in St. Louis (serving eastern Missouri, southern Illinois, southern Indiana, western Kentucky, western Tennessee, northern Mississippi, and all of Arkansas).

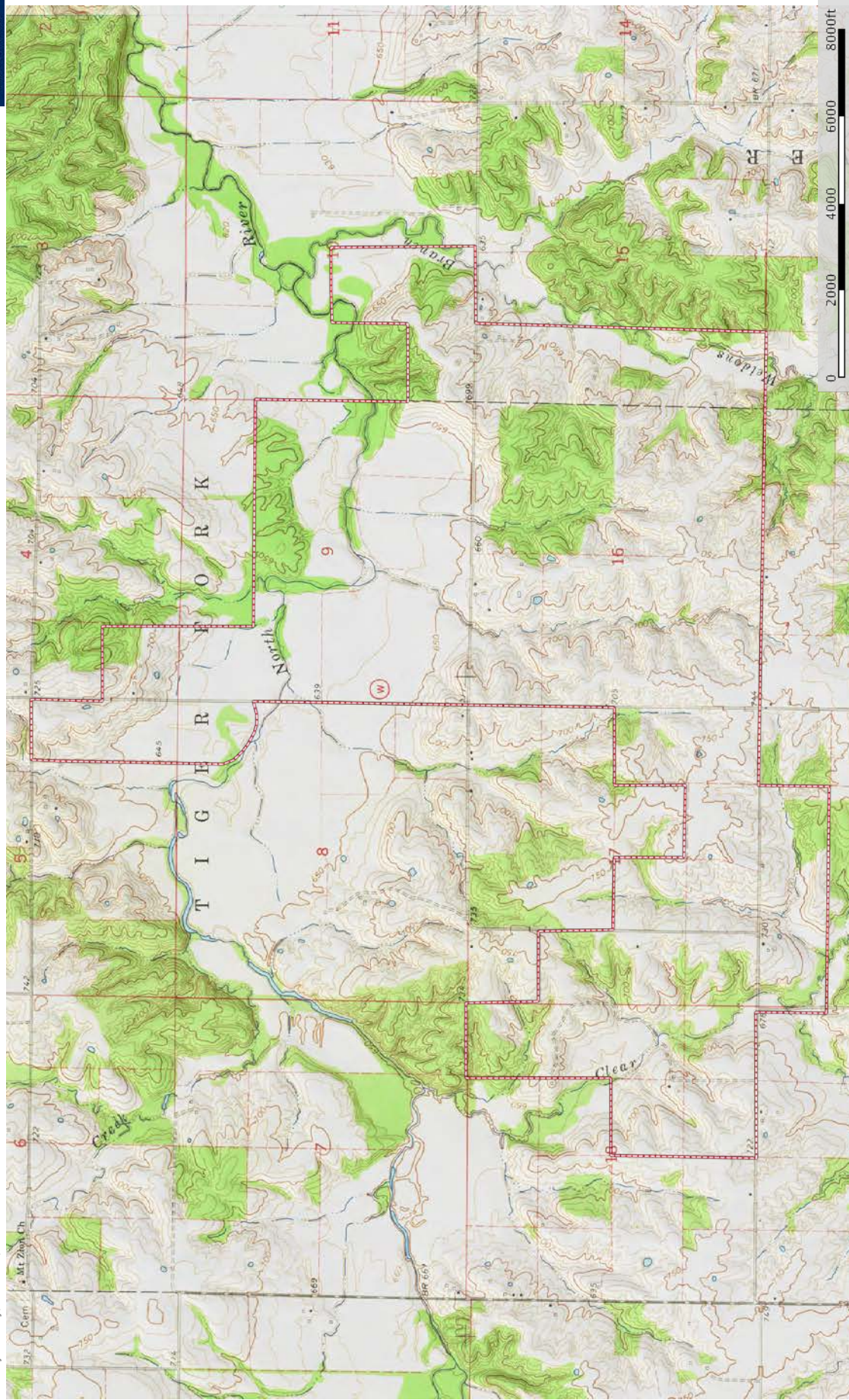




Boundary

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