

A-17535



www.FarmersNational.com

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

632.81± Acres, Lafayette and Saline Counties, Missouri

Tuesday, September 12, 2023 | 10:00 AM

Waverly Community Building | 802 West Veterans Way, Waverly, Missouri

Highlights:

- Highly productive farmland
- Offered in multiple tracts
- Strong agricultural area



For additional information, please contact:

Mandy Quinn, AFM/Agent | (806) 786-8503

MQuinn@FarmersNational.com

Bidding Starts | Tuesday, September 5, 2023, at 8:00 AM
Bidding Ends | Tuesday, September 12, 2023, at close of live event

To register and bid go to: www.fnctbid.com

Property Information | Tract 1

Directions to Property:

- **Tract 1:** From Waverly, head south 1.3 miles on Salt Fork Road, then go east on Payne Road for 0.6 miles.
- **Tract 2:** From Waverly, head east on US-65 S for 2.2 miles, go south on Arbor Road for 0.4 miles.
- **Tract 3:** From Waverly, head east on US-65 S for 1.7 miles, head north on Alder Avenue for 1 mile and the property is on both sides of the road.

Legal Description:

Contact agent for complete legal descriptions.

Property Description:

- **Tract 1:** 294.41 estimated taxable acres
- **Tract 2:** 163.4 estimated taxable acres
- **Tract 3:** 175 estimated taxable acres

Taxes:

- **Tract 1:** \$1,130.35
- **Tract 2:** \$548.01
- **Tract 3:** \$222.17

Farm Data:

- **Tract 1:**
 Cropland 242.0 acres
 Non-crop 52.41 acres
 Total 294.41 acres
- **Tract 2:**
 Cropland 149.7 acres
 Non-crop 13.7 acres
 Total 163.4 acres
- **Tract 3:**
 Pasture 175 acres

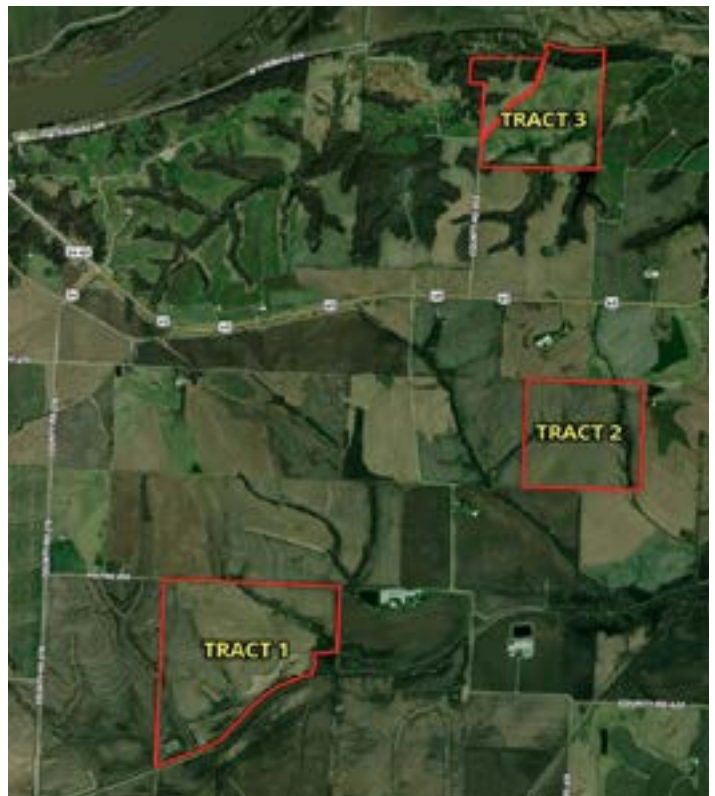
FSA Information:

• Tract 1:	<u>Base</u>	<u>Yield</u>
Corn	72.50 acres	173 bushels
Soybeans	51.10 acres	46 bushels
• Tract 2:	<u>Base</u>	<u>Yield</u>
Corn	50.10 acres	173 bushels
Soybeans	58.00 acres	46 bushels

Property Location Map



Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	96.7	32.63	0	85	3e
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	74.48	25.13	0	95	2w
10132	Sibley silt loam, 2 to 5 percent slopes	42.76	14.43	0	92	2e
13621	Blackoar and Otter silt loams, 1 to 3 percent slopes and frequently flooded soils	35.82	12.09	0	64	3w
10134	Sibley silt loam, 5 to 9 percent slopes, eroded	21.09	7.12	0	86	3e
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	20.61	6.95	0	81	4e
10098	Marshall silty clay loam, 2 to 5 percent slopes	4.51	1.52	0	87	2e
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	0.42	0.14	0	70	3w
TOTALS		296.39(*)	100%	-	85.79	2.66

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10134	Sibley silt loam, 5 to 9 percent slopes, eroded	83.38	51.52	0	86	3e
13620	Ackmore silt loam, 1 to 3 percent slopes, frequently flooded	41.43	25.6	0	73	2w
10132	Sibley silt loam, 2 to 5 percent slopes	37.03	22.88	0	92	2e
TOTALS		161.84(*)	100%	-	84.05	2.52

Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10056	Knox silt loam, 9 to 14 percent slopes, eroded	59.75	33.94	0	79	3e
10054	Knox silt loam, 5 to 9 percent slopes	52.86	30.02	0	84	3e
10051	Knox silt loam, 20 to 35 percent slopes, eroded	42.0	23.85	0	52	6e
10134	Sibley silt loam, 5 to 9 percent slopes, eroded	14.15	8.04	0	86	3e
99001	Water	5.56	3.16	0	-	-
10132	Sibley silt loam, 2 to 5 percent slopes	1.74	0.99	0	92	2e
TOTALS		176.06(*)	100%	-	72.25	3.73

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Tract 1 and Tract 2: Possession will be granted subject to harvest of 2023 crops. **Tract 3:** Subject to current grazing lease that terminates 2/29/2024.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Truman Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Truman Title the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on October 17, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Truman Title.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Rebekah Margaret Haverkamp Living Trust, and Susan E. Thiel Revocable Trust

Auctioneer: Tyler Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, September 5, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, September 12, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

