

A-17536



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

242± 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
- Strong agricultural area
- Full possession after 2023 corn and soybean harvest



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

Directions to Property:

From Waverly, head east on US-65 S for 1.5 miles, turn south onto Afton Avenue in 0.9 miles. The entrance into the farm is on the west side of the road.

Legal Description:

NE1/4 Sec. 25, Twp 51N, Rge 24W of the 5th P.M., Lafayette County Missouri; W1/2NW1/4 & 2 a. in NW corner of E1/2NW1/4 Sec. 30, Twp 51N, Rge 23W of the 5th P.M., Saline County Missouri.

Property Description:

This farm has great soils with over 70% of the farm with Sibley silt loam soils. The farm is located about one mile off a blacktop road with good gravel access on the east side.

Farm Data:

Cropland	214.46 acres
Non-crop	<u>27.54 acres</u>
Total	242.0 acres

FSA Information:

8982:	Base	Yield
Corn	74.36 acres	180 bushels
Soybeans	74.36 acres	50 bushels

8983:	Base	Yield
Corn	33.84 acres	180 bushels
Soybeans	33.84 acres	50 bushels

2022 Taxes:

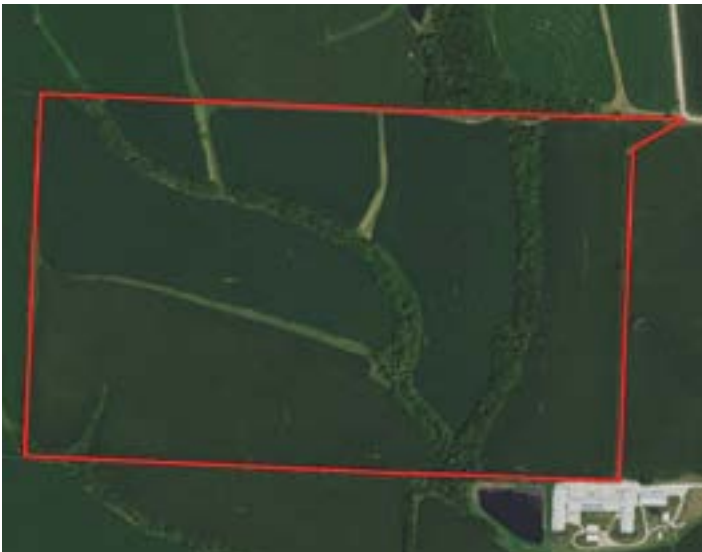
Saline County (82 acres): \$386.38

Lafayette County (160 acres): \$651.13

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10134	Sibley silt loam, 5 to 9 percent slopes, eroded	88.3	36.09	0	86	3e
10132	Sibley silt loam, 2 to 5 percent slopes	85.46	34.93	0	92	2e
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	47.16	19.28	0	70	3w
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	20.41	8.34	0	83	2w
13621	Blackoar and Otter silt loams, 1 to 3 percent slopes and frequently flooded soils	2.61	1.07	0	64	3w
10135	Sibley silt loam, 9 to 14 percent slopes, eroded	0.35	0.14	0	82	4e
10097	Marshall silt loam, 9 to 14 percent slopes, severely eroded	0.35	0.14	0	79	4e
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	0.01	0.0	0	85	3e
TOTALS		244.65(*)	100%	-	84.51	2.57



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: Possession will be granted subject to harvest of 2023 crops.

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 one 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, Susan E Thiel Revocable Trust, and Nancy L Smith

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 tract 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.

