



**FARMERS
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C O M P A N Y

A-21561

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

106.5± Acres, Worth County, Missouri

Tuesday, November 17, 2026 | 3:00 PM

Grant City Golf Club | 409 East 1st Street, Grant City, Missouri 64456

Highlights:

- **Premier hunting and diverse landscape**
- **Productive Pershing loam soils**
- **Located just northeast of Allendale**
- **Lotts Creek frontage**
- **Open tenancy for 2027**



For additional information, please contact:

Ben Price, AFM/Agent | (515) 205-3883

BPrice@FarmersNational.com

Bidding starts | Monday, November 16, 2026 at 8:00 AM
Bidding closes | Tuesday, November 17, 2026 at close of the live event.

To register and bid go to: FNCBid.com

Property Information

Directions to Property:

From Allendale, travel north on Missouri Highway T for approximately one-third of a mile. Bear right onto Silver Trail and continue in the generally northeasterly direction for approximately one-half mile. After crossing Lotts Creek, Silver Trail enters the property and continues through the southern portion of the tract before turning north and forming the property’s eastern boundary.

Legal Description:

West half of the northeast quarter of Section Twenty-Two (22), Township Sixty-Six (66), Range Thirty (30), and also all that part of the northwest quarter of the southeast quarter of said section, township, and range that lies east of and north of Lott’s Creek, Worth County, Missouri. Deed records shall govern the full legal description. Parcel numbers: 08-05.0-22-00-00-01.01 & 08-05.0-22-00-00-04.02.

Property Description:

This property offers a combination of productive agricultural land, diverse wildlife habitats, scenic natural features, and premier recreational opportunities.

The landscape features cultivated acreage, mature hardwood timber, wetlands, native grasses, open water, and Lotts Creek frontage, creating ideal conditions for whitetail deer, waterfowl, upland game birds, and a wide variety of other native wildlife. Hunting rights become available after 2027 spring turkey season.

Strong soil types, led by Pershing silt loam, contribute to the farm’s long-term agricultural productivity and investment appeal. Open farm tenancy for the 2027 crop year.

Conservation Reserve Program (CRP) enrollments encompass 22.71 acres and generate annual payments of \$4,223, or approximately \$186 per enrolled acre. Practices include filter strips, wetland restoration, and permanent wildlife habitat.

Visit our website for aerial imagery, CRP documentation, and additional property details.

Farm Data:

Cropland	55.57 acres
Non-crop	6.55 acres
CRP	22.71 acres
Timber	20.27 acres
Pond	<u>1.40 acres</u>
Total	106.50 acres

FSA Information:

	Base	Yield
Corn	32.90 acres	109 bushels
Soybeans	17.93 acres	38 bushels
Wheat	3.10 acres	35 bushels

CRP Information:

CRP Acres	Annual Payment	Expiration Date
8.41	\$1,279	September 30, 2029
7.87	\$1,522	September 30, 2029
3.80	\$ 749	September 30, 2033
2.63	\$ 673	September 30, 2034

Real Estate Taxes:

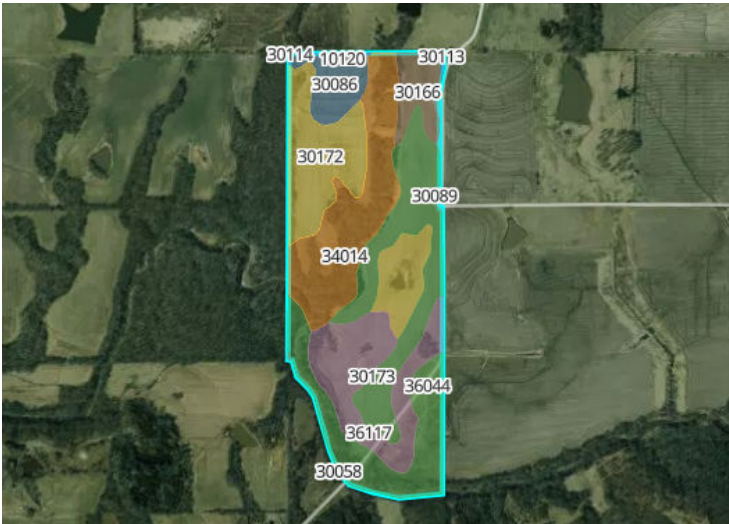
\$468.00

Location Map





Soil Map



71.4/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	34014	Gara loam, terrace escarpment, 9 to 30 percent slopes	19.9%	21.5	6e	--	47.4
●	30172	Pershing silt loam, benches, 2 to 5 percent slopes, eroded	19.6%	21.1	3e	--	83.3
●	30171	Pershing silt loam, terrace, 2 to 5 percent slopes	18.2%	19.6	3e	--	72.7
●	30173	Pershing silt loam, benches, 5 to 9 percent slopes, eroded	15.9%	17.1	3e	--	82.6
●	36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes	12.4%	13.3	2w	--	83.9
●	300...	Grundy silt loam, 2 to 5 percent slopes, eroded	5.6%	6	3e	--	65.9
●	30166	Pershing and Grundy soils, benches, 5 to 9 percent slopes,...	5.0%	5.4	4e	--	64.9
●	360...	Wabash silty clay loam, 0 to 2 percent slopes, occasionally...	2.4%	2.6	3w	--	50.9
●	300...	Grundy silt loam, terrace, 2 to 5 percent slopes	0.6%	0.7	2e	--	79.7
●	10120	Sharpsburg silt loam, 2 to 5 percent slopes	0.2%	0.3	3s	--	69.9
●	30113	Lagonda and Clarinda soils, 5 to 11 percent slopes, eroded	0.2%	0.2	3e	--	61.9



Simulcast Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 21, 2026, or such other date agreed to by the parties. Subject to current lease. Open farm tenancy for the 2027 crop year. Hunting rights become available after 2027 spring turkey season.

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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company the required earnest payment. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of 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 is on December 21, 2026, 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 the closing agent.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Thomas D & Irma Cook Revocable Trust

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, November 16, 2026, at 8:00 AM**. Bidding will be simultaneous with the live auction at **3:00 PM on Tuesday, November 17, 2026**, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: **fncbid.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 online 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.

