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A-21659

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

90± Acres, Saline County, Missouri

Bidding starts | Tuesday, November 7, 2023 at 8:00 AM

Bidding closes | Thursday, November 9, 2023 at 5:00 PM

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

Highlights:

- Great hunting potential
- Productive farmland
- Showing by appointment only



For additional information, please contact:

Mandy Quinn, AFM | (806) 786-8503

MQuinn@FarmersNational.com

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Property Information

Directions to Property:

From Arrow Rock, head south on Road TT for three miles and turn left onto County Road 237. Travel one mile, and turn right onto Black Oar Road/County Road 216 for about one mile. The property is located around Townsend Cemetery.

Legal Description:

S1/2 SE1/4 Sec. 9, ex Townsend Cemetery, and Lot 11 Sec. 9 all in Twp 49N, Rge19 W of the 5th P.M., Saline County, Missouri

Property Description:

Good opportunity to purchase farmland along with recreational ground. The farm is about fifty percent tillable and fifty percent timber.

Farm Data:

Cropland	48.92 acres
Timber	<u>41.08 acres</u>
Total	90.00 acres

FSA Information:

	Base	Yield
Corn	28.80 acres	98 bushels
Soybeans	20.10 acres	23 bushels

Taxes:

- \$150.20

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60028	Weller silt loam, 5 to 9 percent slopes, eroded	37.01	40.18	0	75	3e
10025	Higginsville silt loam, 2 to 5 percent slopes	21.98	23.87	0	84	2e
60053	Winfield silt loam, 3 to 9 percent slopes, eroded	11.44	12.42	0	75	3e
10132	Sibley silt loam, 2 to 5 percent slopes	8.42	9.14	0	92	2e
10103	McGirk silt loam, 2 to 5 percent slopes	7.31	7.94	0	75	2e
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	4.9	5.32	0	61	3w
10075	Leslie silt loam, 2 to 5 percent slopes	1.03	1.12	0	89	3e
TOTALS		92.09(*)	100%	-	78.11	2.59



Online 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 or about December 14th, 2023, or such other date agreed to by the parties. Subject to crop share lease with a termination date of February 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 cost of title insurance will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about December 14th, 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 tract. All bids are open for advancement starting Tuesday, November 7, 2023, at 8:00 AM until Thursday, November 9th, 2023, at 5:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 the 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: Lester B. Townsend, Marion J. Townsend, and Marshall O. Townsend

Online Bidding Procedure: This online auction begins on Tuesday, November 7, 2023, at 8:00 AM. Bidding closes on Thursday, November 9, 2023, at 5:00 PM.

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