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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**3,317.04± Acres, Andrew, Gentry and Nodaway Counties, Missouri**

**Wednesday, October 25, 2023 | 10:00 AM**

**Tri-County Alternative Energy & Education Center | 604 North Grand Avenue, King City, Missouri**

## Highlights:

- **21 tracts of highly tillable farmland**
- **Generally Class II and III soils**
- **Four improved tracts**

**For additional information, please contact:**

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**Ken Springer, AFM/Agent | (316) 644-7918  
KSpringer@FarmersNational.com**

**Bidding starts | Wednesday, October 11, 2023 at 10:00 AM**  
**Bidding closes | Wednesday, October 25, 2023 at close of live event.**

**To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)**

## Property Information

**Location:** 21 sale tracts are located generally in an area along State Highway 48, six miles west of King City and six miles north to Nodaway County then east to State Highway 169. The main east-west roads where tracts are located along are North Prairie Road and State Highway BB, two and three and one-half miles north of King City, then west.

**Legal Description:** Contact agents for complete legal descriptions.

**Property Description:** Tract offerings range in size; 8 tracts below 100 acres, 6 tracts from 100-200 acres, and 6 tracts over 200 acres. All tracts highly tillable at 90% overall, with 3,003.05 FSA tillable acres, 3.25 CRP acres, and the balance non-crop. Generally Class II and Class III soil classifications.

### Farm Data:

Total FSA Farmland	3,357.43 acres
Total FSA Tillable	3,003.05 acres

### FSA Information:

Total DCP for All Tracts	3,003.1 acres
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	Base	CCC Yield
Corn	1,094.9 acres	126 bushels
Soybeans	1,007.69 acres	37 bushels
Wheat	42.33 acres	43 bushels

**Improvements:** Four improved tracts:

- **Tract 6:** Two steel grain bins, 60,000 bu storage
- **Tract 14:** 46' x 92' steel Rigid utility building
- **Tract 15:** 60' x 100' Steel machine shed and 7 Steel grain bins, 113,000 bu storage (rounded)
- **Tract 21:** Main headquarters with house and:  
 Building 1: 60' x 120' with 50' x 60" climate controlled shop  
 Building 2: 48' x 120'  
 Building 3: 40' x 80' wood building  
 Building 4: 60' x 230'  
 Building 5: 60' x 100'  
 Building 6: 60' x 125'  
 Building 7: 80' x 40'  
 8 grain bins, 131,000 bushel of storage.

### CRP:

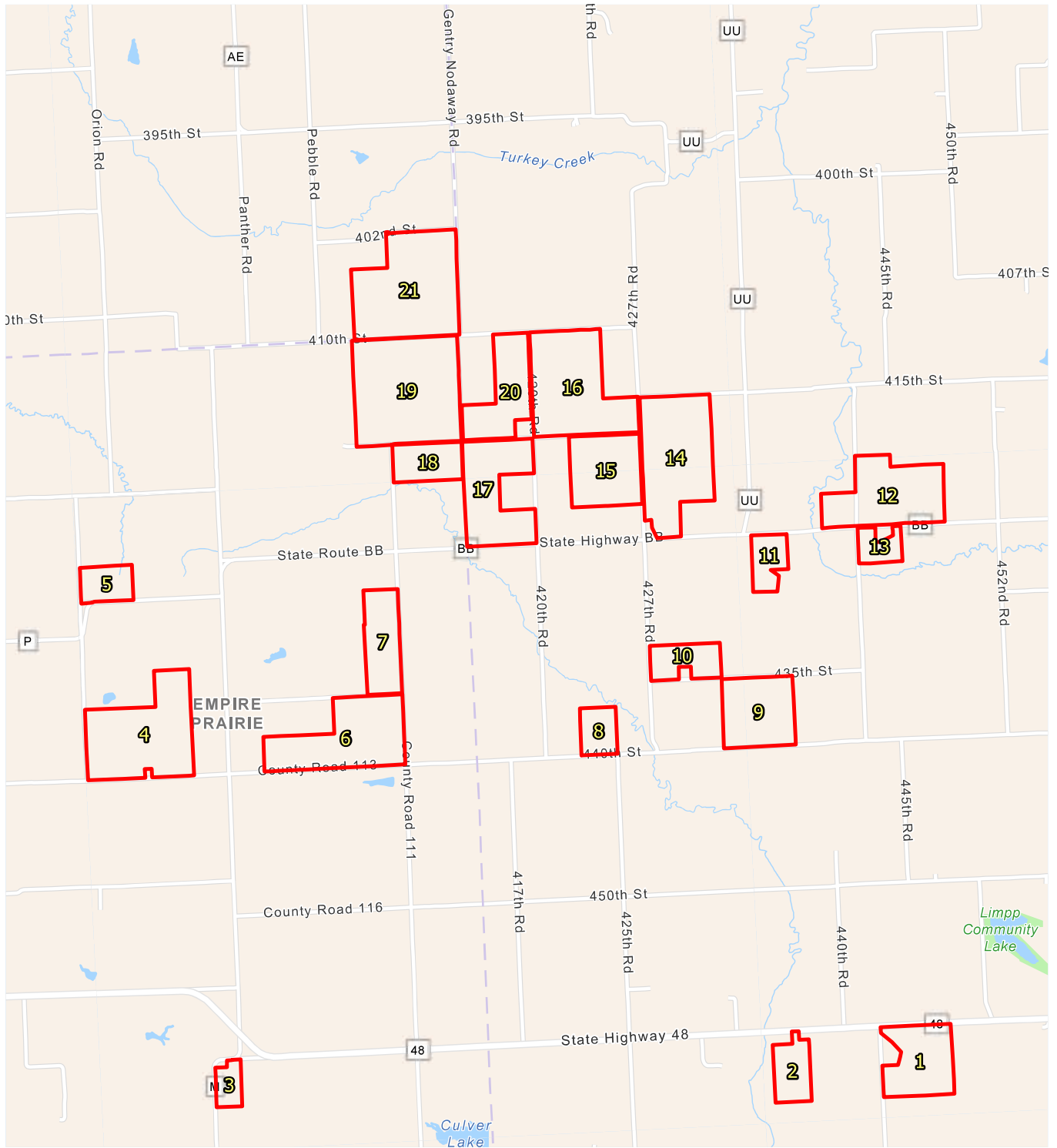
- **Tract 8:** 3.25 acres with an annual payment of \$507.00, expiring September 30, 2025.

**2022 Taxes:** Total estimated \$16,292.72

**For complete tract details,  
 please contact agents or  
 visit [www.FarmersNational.com](http://www.FarmersNational.com).**



# Property Location Map





# Simulcast Auction Terms

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

**Taxes:** Real estate taxes for 2023 payable in 2023 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**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 at closing on December 15, 2023 or such other date as agreed to by the parties. **Tract 21** closing scheduled within 30 days following machinery and equipment sale.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder upon the close of the auction. 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 First American Title Company, St. Joseph Missouri.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American Title Company 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 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 15, 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 First America Title Company.

**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 and Buyer(s) will pay one-half the survey cost. Final contact price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sales:** The real estate will be offered in 21 individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or 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:** Jones Boys Farms LLC, a limited liability company: By Commerce Trust, a division of Commerce Bank, as Successor Trustee of the Pamela Carlson Trust

**Auctioneer:** Van Schmidt

**Simulcast Bidding Procedure:** Bidding begins Wednesday, October 11, 2023, at 10:00 AM with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:**  
[www.fnccbid.com](http://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.

## Equipment Auction to be Handled By:

**Walker Auction Service**

34770 Orion Road

Stanberry, Missouri 64489

Shane Walker: 660-582-1184

walkerauction21@gmail.com

Rod Dollars: 660-254-2548 • Leo Madison: 660-868-0113

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