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A-22282

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# LAND AUCTION

**207± Acres, Marion County, Missouri**

**Wednesday, September 6, 2023 | 10:00 AM**

**St. Joseph Church Hall | 400 South Lane, Palmyra, Missouri**

## Highlights:

- **Productive farm with large fields**
- **Selling as two tracts of approximately 100 acres each**
- **Several acres of quality hunting land**

**For additional information, please contact:**

**John Benz, AFM, Agent | (217) 440-0875**

**[JBenz@FarmersNational.com](mailto:JBenz@FarmersNational.com)**

# Property Information

## Directions to Property:

From Highway 36 and 24 Junction, west of Hannibal, Missouri, go approximately seven miles to Route U. Head north on Route U for two miles. Turn right on County Road 253, and go one mile. The farm will be on the right.

## Legal Description:

80 Acre Tract Partly in SE1/4 Sec. 24, Twp 57, Rge 7W & Partly in SW1/4 Sec. 19, Twp 57, Rge 6W; Pt NE1/4 Sec. 24, Twp 57, Rge 7W & 26 acre tract in E1/2 SW1/4 lying E & S of RR ROW Sec. 19, Twp 57, Rge 6W, all in Marion County, Missouri

## Property Description:

The Ondes farm is located in Marion County, Missouri. It is within 10-15 miles of Hannibal, Palmyra, and Monroe City, MO. The farm will be offered in two tracts. Each tract will have approximately 100 surveyed acres. The acres will be fully surveyed before the day of the auction. The south tract will be nearly all tillable acres. The north tract will be composed of approximately 65.5 acres of tillable and 43.5 acres of woods and grass that are very suitable for whitetail deer and turkey hunting. The farm lease will be terminated once the 2023 crop is harvested. The 2023-2024 hunting lease has not been renewed. The 2022 hunting lease through the Hunting Lease Network netted the owner \$3,450.

## Farm Data:

• **Tract 1:**  
Cropland 68.74 acres  
Non-crop 41.56 acres  
Total 110.30 acres

• **Tract 2:**  
Cropland 91.15 acres  
Non-crop 5.55 acres  
Total 96.70 acres

## FSA Information:

• **Tract 1:**

	Base	Yield
Wheat	20.94 acres	44 bushels
Grain Sorghum	32.59 acres	78 bushels

• **Tract 2:**

	Base	Yield
Wheat	27.76 acres	44 bushels
Grain Sorghum	43.21 acres	78 bushels

## Taxes:

- **Tract 1:** \$318.05
- **Tract 2:** \$278.84

*Taxes are estimated based on total 2022 tax bill.*

## Property Location



**Tract 1 Soils Map**



**Tract 1 Aerial Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	43.78	39.34	0	61	3e
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	35.36	31.77	0	72	3e
50012	Putnam silt loam, 0 to 1 percent slopes	17.64	15.85	0	61	3w
30075	Gosport silty clay loam, 9 to 14 percent slopes	8.7	7.82	0	38	4e
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	4.51	4.05	0	76	3e
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	1.28	1.15	0	14	7e
TOTALS		111.27(*)	100%	-	62.75	3.12

**Tract 2 Soils Map**



**Tract 2 Aerial Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50012	Putnam silt loam, 0 to 1 percent slopes	50.18	50.9	0	61	3w
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	39.66	40.23	0	72	3e
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	8.75	8.88	0	61	3e
TOTALS		98.59(*)	100%	-	65.43	3.0

# 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 November 1, 2023, or such other date agreed to by the parties. Subject to harvest of the 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 Oakhill Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Oakhill 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 paid by the Seller. The cost of any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on November 1, 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 Oakhill 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 will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in two individual tracts as Buyers Choice. 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:** Andrew Ondes and Valli Aran Revocable Trust

**Auctioneer:** Chad Bals

