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National
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A-22480

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

54.47± Acres, Vernon County, Missouri

Wednesday, September 17, 2025 | 11:00 AM

Percy's Place | 160 Fourth Street, Bronaugh, Missouri

Highlights:

- Close Proximity to Grain Markets
- Good Access to Property
- Class 2 & 3 Soils with Good Topography



For additional information, please contact:

Jordan Olsen, Agent | (785) 766-2508

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Bidding starts | Monday, September 15, 2025 at 8:00 AM
Bidding closes | Wednesday, September 17, 2025 at close of live event.

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

Property Information

Directions to Property:

From Bronaugh, MO head south on 43 Hwy for 1.5 miles, then head west on Younger Rd and the property is on the south side of Younger Rd.

Legal Description:

Fractional Part of the E1/2 SE1/4 Section 30, Township 34N, Range 32W of the 5th P.M.

Property Description:

Great opportunity to purchase a great ag tract close to the highway for quick access. Mostly Class 2 soil with Barden silt loam as well as Parsons silt loam. Buyer will gain possession upon completion of corn harvest, or time of closing, whichever is later.

Farm Data:

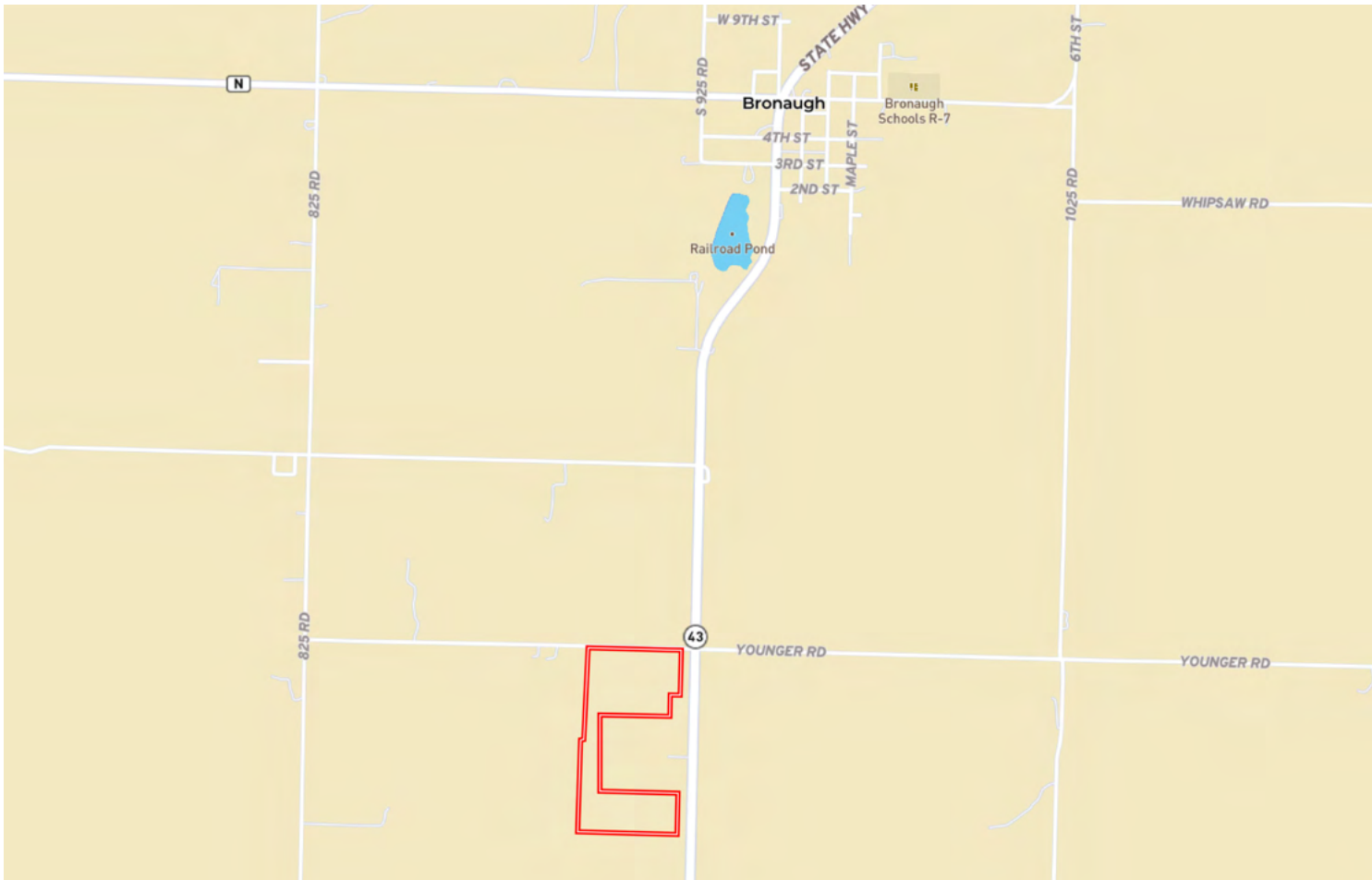
Cropland	46.74 acres
Non-crop	7.73 acres
Total	54.47 acres

FSA Information:

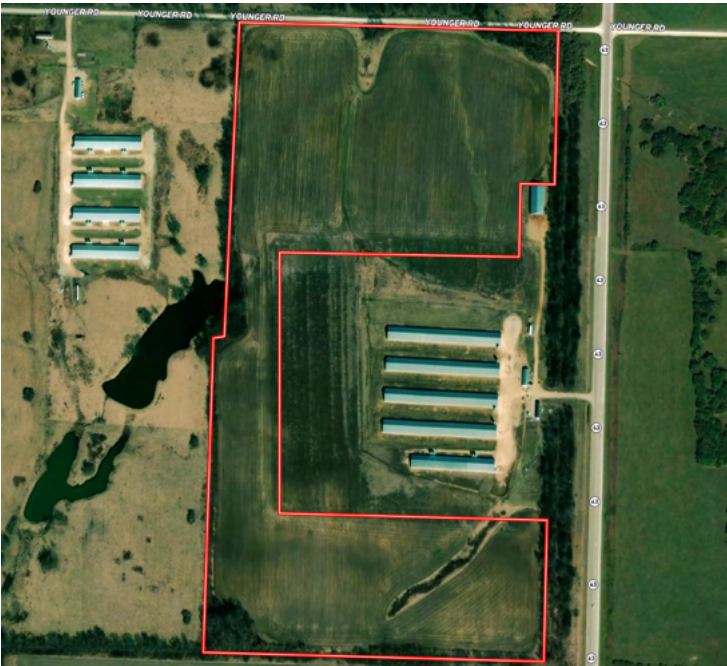
	Base	Yield
Wheat	16.13 acres	41 bushels
Grain Sorghum	10.26 acres	67 bushels
Soybeans	5.68 acres	20 bushels
Barley	0.46 acres	32 bushels

Taxes: \$138.01

Location Map



Aerial Map



Soil Map



|  Boundary 54.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40038	Barden silt loam, 1 to 5 percent slopes	29.72	54.58	0	75	2e
40008	Parsons silt loam, 0 to 1 percent slopes	16.2	29.75	0	85	3w
40039	Barden silt loam, 1 to 5 percent slopes, eroded	7.06	12.97	0	70	3e
40074	Liberal silty clay loam, 3 to 8 percent slopes, eroded	1.47	2.7	0	63	3e
TOTALS		54.45(*)	100%	-	77.0	2.45



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 at closing on October 30, 2025, or such other date agreed to by the parties. Subject to current lease. If the 2025 Corn crop is not harvested before closing, it remains possession of the seller until harvested. Buyer is eligible to plant wheat on the parcel after corn harvest, and after closing.

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 Bowman's Vernon County Title, Nevada, MO.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Bowman's Vernon County Title, Nevada, MO 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 equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid 100% by buyer. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 30, 2025, 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 Bowman's Vernon County Title, Nevada, MO.

Sale Method: The real estate will be offered in two 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: White Acre Farms Inc

Auctioneer: Van Schmidt

Simulcast Public and Online: Online bidding will start on September 15, 2025, and will be simultaneous with the live auction on Wednesday, September 17, 2025, with bidding concluding at the end of the live auction.

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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

Additional Comments: No carbon credit programs are currently in force.