

ONLINE AUCTION

428.0± Acres

Harrison County, Missouri

Highlights:

- Located in Northeast Harrison County
- Timber and cropland
- Direct access to Thompson River
- Open hunting rights
- Buyer receives income from Net Share Lease and CRP

A-5278

ONLINE BIDDING

Starts Tuesday, May 30, 2023, at 8:00 AM

Bidding closes on Wednesday, May 31, 2023, at 1:00 PM

To Register and bid on this auction, go to: www.FNCBid.com



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For additional information, please contact:

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Property Information

Property Location:

From Cainsville, head north on State Highway V for six miles, turn west onto East 137th Street for one mile, turn north onto East 330th Avenue for two miles, turn west onto East 117th Place for one-half mile to the property.

Latitude: 40.5504°N, Longitude -93.8094°W

See maps of directions on our website listing.

Legal Description:

W1/2, SW1/4SE1/4, Lot 1 NW1/4, E1/2 Lot 2 NW1/4 Sec. 2; NW1/4NE1/4, Pt N1/2NW1/4 lying N of River, Pt W1/2NE1/4NE1/4 W of Rd, Ex 12.5 Rd S1/2NE1/4NE1/4 Sec. 11; All located in Twp 66 N, Rge 26 W.

Tax Parcels 08-1.0-02-2 and 08-1.0-11-02

Complete Legal Description is lengthy and will be governed by transfer documents.

Property Description:

Grand combination property located in Northeast Harrison County Missouri. Excellent recreational opportunities amidst abundant wildlife and direct passage to Thompson River. Cropland areas offers good income earnings. Buyer will receive income from CRP and Net Share Lease in place

for the 2023 crop year. Contact agent for lease details. Lease out the hunting rights or enjoy the hunt yourself with the open hunting rights.

Driving direction map, aerial map, soils map, parcel map, drone video, FSA documents, CRP Contracts are available on the website listing.

Farm Data:

Cropland	192.8 acres
CRP	23.77 acres
Timber	204 acres
Other	<u>7.43 acres</u>
Total	428.0 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	105.33 acres	98 bushels
Soybeans	98.59 acres	33 bushels

CRP:

12.7 acres enrolled with an annual payment of \$2,340.00, expiring 9-30-2025.

11.07 acres enrolled with an annual payment of \$1,836.00, expiring 9-30-2031.

2022 Property Taxes: \$1,570.52

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30169	Pershing silt loam, 5 to 9 percent slopes	82.05	18.71	0	77	3e
30057	Gara loam, 14 to 18 percent slopes	70.45	16.07	0	68	6e
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	45.29	10.33	0	15	4w
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	40.28	9.19	0	75	2w
30167	Pershing silt loam, 2 to 5 percent slopes	36.52	8.33	0	77	3e
30062	Gara loam, 9 to 14 percent slopes	30.36	6.92	0	74	4e
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	26.03	5.94	0	89	2w
30085	Grundy silt loam, 2 to 5 percent slopes	22.74	5.19	0	74	2e
30177	Pershing silty clay loam, 5 to 9 percent slopes, severely eroded	21.97	5.01	0	71	4e
30065	Gasconade flaggy silty clay loam, 14 to 35 percent slopes	20.88	4.76	0	8	7s
30061	Gara loam, 5 to 9 percent slopes	15.83	3.61	0	80	3e
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	10.01	2.28	0	89	3w
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	9.17	2.09	0	87	2w
30005	Adair loam, 3 to 9 percent slopes	3.27	0.75	0	73	3e
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.37	0.54	0	95	2w
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	1.26	0.29	0	69	3e
TOTALS		438.48(*)	100%	-	66.37	3.67



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 Thursday, July 6, 2023 or such other date agreed to by the parties. Subject to current lease.

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 in their trust account.

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 the Seller and Buyer(s). The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on Thursday, July 6, 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 Farmers National 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 not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one tract. All bids are open for advancement **starting Tuesday, May 30, 2023, at 8:00 AM until Wednesday, May 31, 2023, at 1:00 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: Catherine L. Cryer Trust #1, Stephen J. Toven, Michael A. Pappas.

Auctioneer: Marshall Hansen

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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.

