

ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

44.16+/- Acres • Lafayette County, Missouri

Thursday, October 13, 2022 • 4:00 PM

Concordia Community Center Room #203

802 South Gordon Street, Concordia, Missouri

Highlights:

- 95% Highly Tillable Improved Farmland with VERY GOOD SOILS
- FARMING RIGHTS ARE OPEN for 2023
- Close to I-70 access, Kansas City and several strong grain markets

L-2200530

PROPERTY SHOWING:

Wednesday, September 28, 2022 • 4:00 PM • At the Farm.

ONLINE SIMULCAST BIDDING

Starts Thursday, September 29, 2022, at 4:00 PM.

Closes Thursday, October 13, 2022, at close of live event.

To Register and Bid on this Auction, go to: www.fncbid.com



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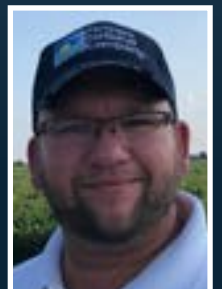
For additional information, please contact:

David Peck, Agent
Fulton, Missouri

Business: (573) 268-8727

DPeck@FarmersNational.com

www.FarmersNational.com/DavidPeck



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Property Information

Property Location:

From The intersection of I-70 and MO-Hwy 23 in Concordia, Missouri, go south .1 mile on Highway 23 and turn right onto W 1st St/Old US Hwy 40, go 1.5 miles west and turn left onto Walkenhorst Road, proceed south on Walkenhorst Road for .7 miles to Mulkey Station Road, and turn right, then go 1.3 miles west on Mulkey Station Road and the farm will be on the left. Look for signage.

Legal Description:

NE1/4 SW1/4; Part of the NW1/4 SE1/4 of Section 1, Township 48 North, 25 West, Lafayette County, Missouri.

“A portion of the 44.16 acres is located within and subject to a right of way of the Union Pacific Railroad Co., successor in interest to the Missouri Pacific Railroad Company.”

Property Description:

Level to gently rolling farmland with terraces and tiling.

Farm Data:

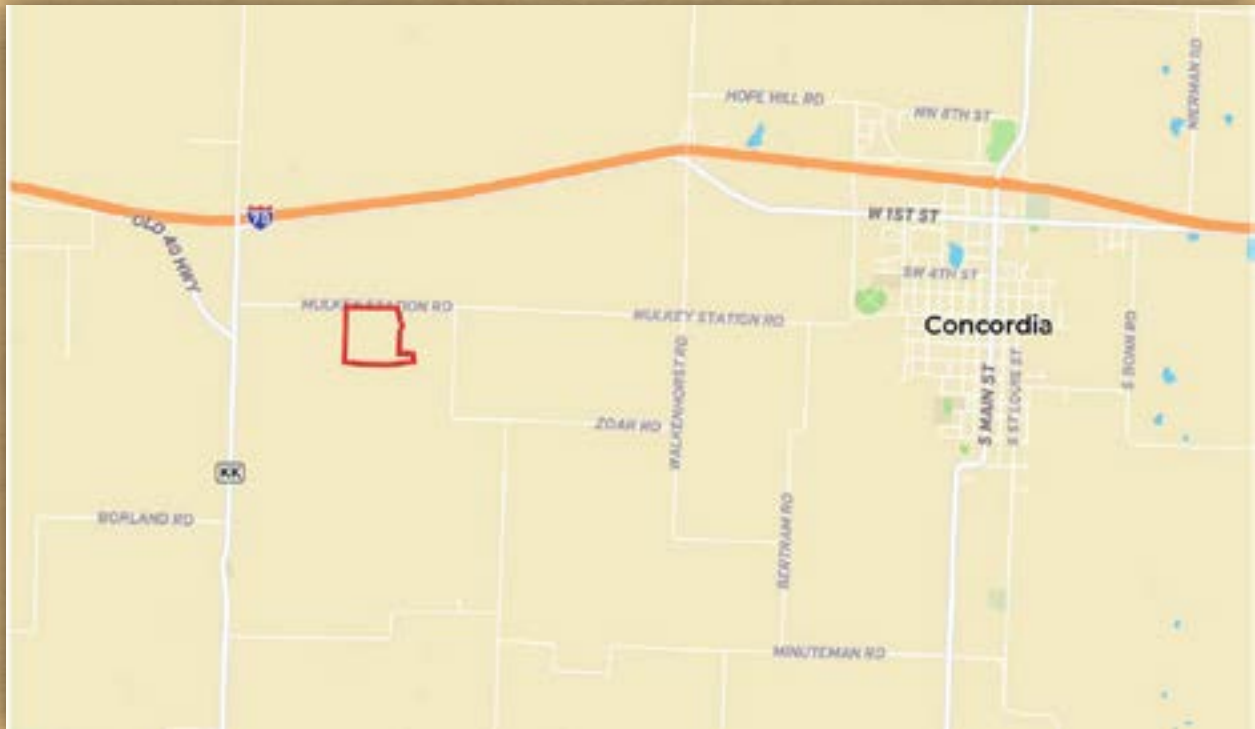
Cropland	41.90+/- acres
Non-crop	<u>2.26+/- acres</u>
Total	44.16+/- acres

FSA Information:	<u>Base</u>	<u>PLC Yield</u>
Corn	20.5 acres	171 bushels
194 bu APH on Corn (165 bu - T Yield)		
Soybeans	20.5 acres	43 bushels
55 bu APH on Soybeans (55 bu - T Yield)		

2021 Taxes:

Parcel #20-1-1-0-0-7.01, 37.26 Acres, \$151.94

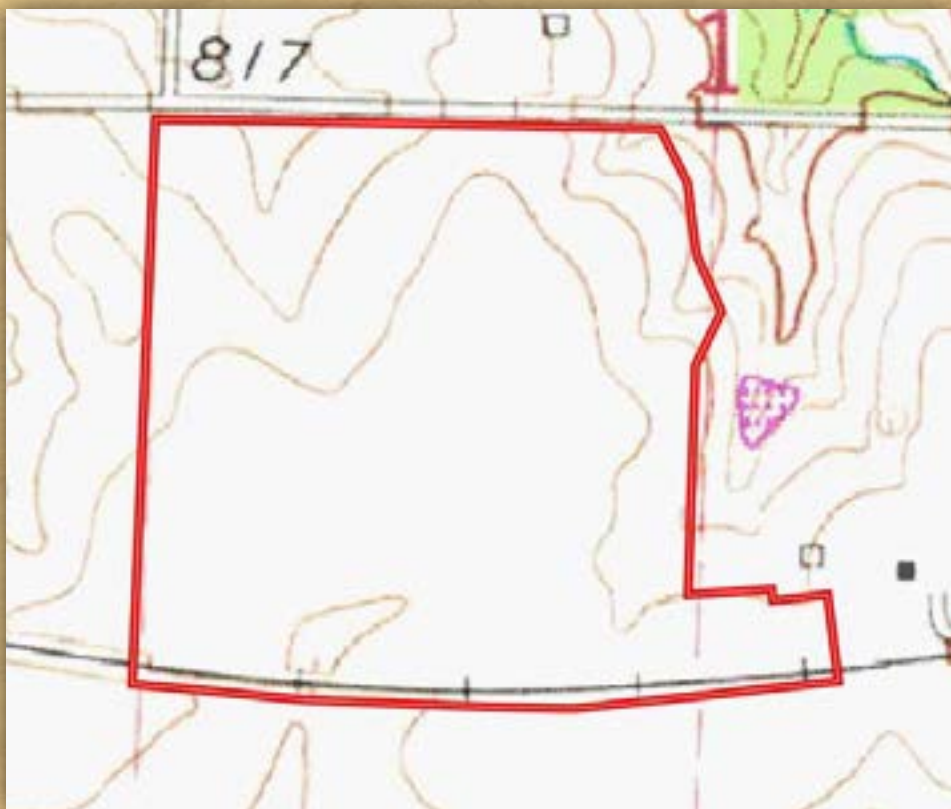
Property Location Map



Aerial Photo



Topography Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10098	Marshall silty clay loam, 2 to 5 percent slopes	28.55	65.59	0	89	2e
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	8.79	20.19	0	87	3e
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	3.32	7.63	0	85	3e
10077	Macksburg silt loam, 0 to 5 percent slopes	1.05	2.41	0	78	2e
10118	Sampsel silty clay loam, 5 to 9 percent slopes, eroded	0.92	2.11	0	63	3e
30182	Sampsel silty clay loam, 8 to 14 percent slopes, eroded	0.91	2.09	0	53	4e
TOTALS		43.53(*)	100%	-	86.74	2.34



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 November 15, 2022 or such other date agreed to by the parties. Subject to the completion of harvest with the current farming sharecrop tenant that ends on December 31, 2022.

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, Inc.

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, Inc., 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 equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on November 15, 2022 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, Inc.

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 one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller.

All decisions of the Auctioneer are final.

Approval of Bids: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Fischer Family Interim Trust

Auctioneer: Tyler Ambrose

Agent Comments: A portion of the 44.16 acres is located within and subject to a right of way of the Union Pacific Railroad Co., successor in interest to the Missouri Pacific Railroad Company."

Online Simulcast Bidding Procedure: The online bidding begins on **Thursday, September 29, 2022, at 4:00 PM. Bidding will be simultaneous with the live auction on Thursday, October 13, 2022, with bidding concluding at the end of the live auction.**

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

All bids on the tracts will be visible on-line, 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.