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L-2400019

LAND AUCTION

SIMULCAST LIVE AND ONLINE

692± Acres, Carroll County, Missouri

Friday, November 17, 2023 | 1:00 PM

Rupe Community Center | 710 Harvest Hills Drive, Carrollton, Missouri

Highlights:

- **High quality, Missouri River bottom cropland**
- **Premier Cotter and Bremer soils**
- **Selling as four individual tracts - no combinations**
- **Farm headquarters, buildings, and grain storage!**

For additional information, please contact:



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Bidding Starts | Friday, November 10, 2023, at 10:00 AM

Bidding Ends | Friday, November 17, 2023, at close of live event

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

Property Information

Directions to Property:

- **Tract 1:** CR 368
- **Tract 2:** CR 183
- **Tract 3:** CR 292
- **Tract 4:** CR 221, CR 292

Tracts 3 and 4 are located one and one-half miles southwest of Carrollton, Missouri.

Legal Description:

Please contact agents for complete legal descriptions.

Property Description:

All properties are located in the Missouri River bottoms of western Carroll County, Missouri. This is a very strong, closely held farming community with numerous grain market outlets. Local cash price often exceeds CBT. Along with local elevators are two nearby ethanol plants in Carrollton and in Malta Bend. Most tracts include various proportions of the high producing Cotter and Bremer soils types.

Tracts 1 and 2 are located in levee districts. Historically, flood risk is low. Tract 2 also benefits from natural elevation and is one of the better quality farms in the area. Tract 3 has private levee protection on three sides, but is open to the east, with a slight risk of flooding during extreme rain events. Access to cropland areas north of railroad provided by two railroad crossings, including a public crossing to the east and a private crossing at the west edge of the building site.

Tract 4 is not levee protected, and holds potential for occasional flooding from Wakenda Creek, yet mix of soils may have the highest proportion of the better Cotter and Bremer soils of all the subject tracts. Non-producing areas around the perimeter are wooded, with good deer hunting opportunities.

2022 Taxes:

- **Tract 1:** 120± acres | \$2,393.12
- **Tract 2:** 95± acres | \$1,409.34
- **Tract 3:** 436.4± acres | \$2,888.74 (estimated)
- **Tract 4:** 40± acres | \$230.00 (estimated)

Improvements:

A set of traditional headquarters type buildings are located on Tract 3, including a three-bedroom two and one-half bath ranch style home on a full unfinished basement. The home has a back patio, a screened-in porch and a two-car garage. Also includes a good Morton machine shed, a Morton utility shed, with partially finished interior suited for workshop, office, etc, plus three grain storage bins. Home is served by a well and private septic system. Landscaping by the dwelling includes a small orchard of mature native northern hardshell pecan trees. Home and grain bins are served by a metered natural gas line. Buildings are located about one mile driving distance from town. Please note, all building improvements are being sold on an as is, where is basis. No contingencies will be allowed or accepted.

*** Property Showing by Appointment***

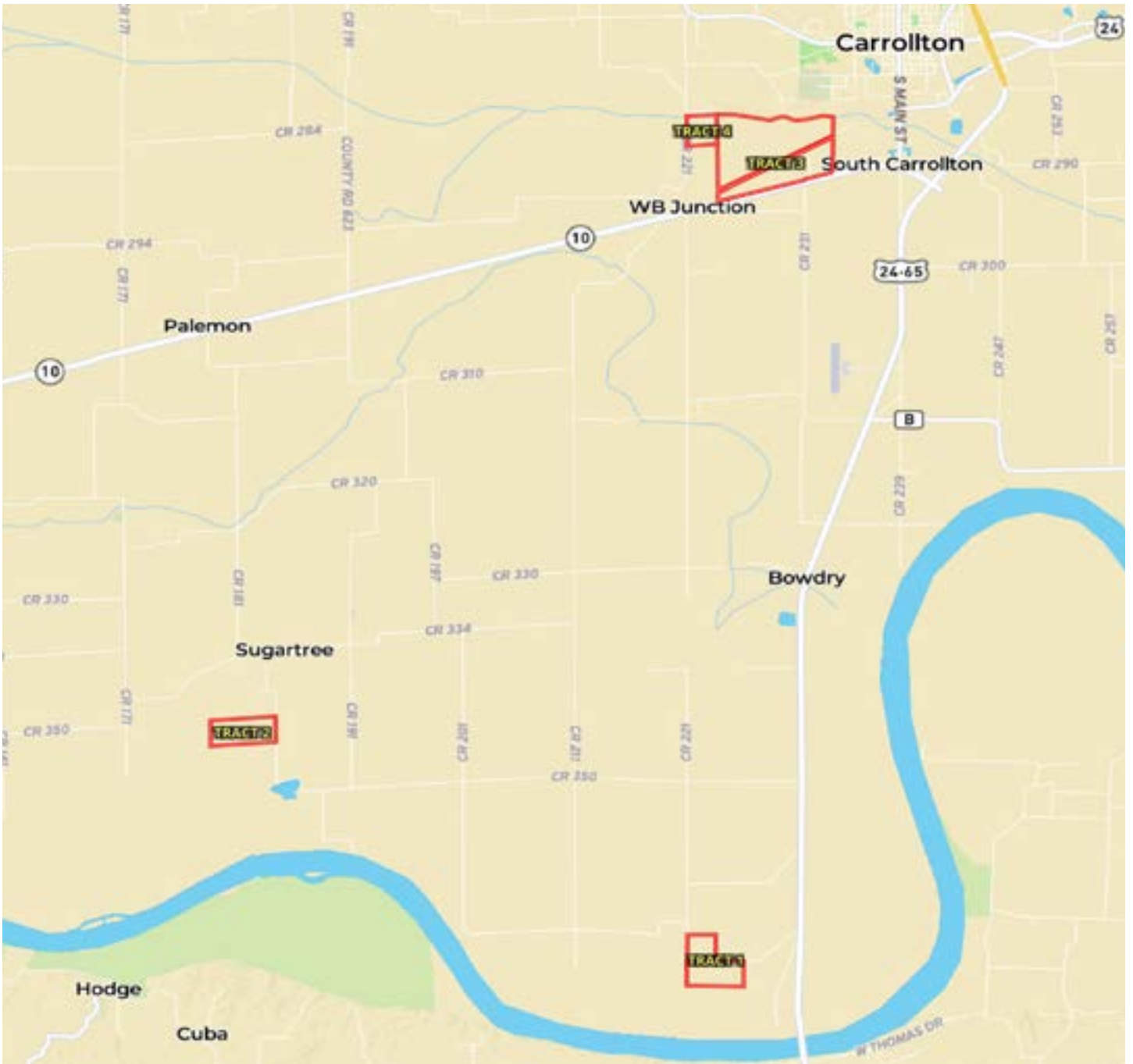
Farm Data:

• Tract 1:	
Cropland	116.21 acres
Non-crop	<u>3.79 acres</u>
Total	120 acres
• Tract 2:	
Cropland	93.51 acres
Non-crop	<u>1.45 acres</u>
Total	95 acres
• Tract 3:	
Cropland	373 acres
Non-crop	57 acres
Buildings	<u>6.4 acres</u>
Total	436.4 acres
• Tract 4:	
Cropland	40.3 acres
Non-crop	<u>3 acres</u>
Total	43.3 acres

FSA Information:

Total: 609.8 base acres to be allocated by FSA

Property Location Map



Tract 1

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
13527	Haynie very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	45.13	37.51	0	67	2w
13570	Parkville silty clay loam, 0 to 2 percent slopes, occasionally flooded	28.52	23.7	0	65	2w
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	23.76	19.75	0	59	2w
66035	Hodge loamy fine sand, 0 to 2 percent slopes, occasionally flooded	22.92	19.05	0	50	2w
TOTALS		120.33(*)	100%	-	61.71	2.0



Tract 2

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	67.97	73.09	0	86	1
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	22.56	24.26	0	66	2w
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	1.73	1.86	0	59	2w
13516	Gilliam silt loam, 0 to 2 percent slopes, occasionally flooded	0.73	0.78	0	79	2w
TOTALS		92.99(*)	100%	-	80.58	1.27



Aerial Map

Tract 3

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	233.39	53.84	0	66	2w
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	127.58	29.43	0	86	1
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	39.74	9.17	0	63	3w
13565	Norborne loam, 0 to 2 percent slopes, occasionally flooded	32.83	7.57	0	88	2w
TOTALS		433.54(*)	100%	-	73.28	1.8



Tract 4

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	18.99	38.47	0	86	1
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	15.5	31.4	0	63	3w
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	14.87	30.13	0	66	2w
TOTALS		49.36(*)	100%	-	72.75	1.93



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 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 20, 2023, or such other date agreed to by the parties.

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 Carroll County 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 Carroll County 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 equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 20, 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 Carroll County 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 not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in four 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: Lloyd Merrill Struck Trust 1/2; Lois Marie Struck Trust 1/2, Gayle M. Gentry, Trustee

Auctioneer: Van Schmidt

Additional Comments: The house is currently occupied and an agreement will be presented at closing for the current tenant to remain in the house until March 30, 2024. Sellers will have additional 60 days beyond closing to remove any personal property.

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, November 10, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Friday, November 17, 2023, 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 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.