



[www.FarmersNational.com](http://www.FarmersNational.com)

L-2400037



SCAN THE QR CODE  
FOR MORE INFO!



# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**260.85± Acres, Clinton County, Missouri**

**Monday, November 27, 2023 | 11:00 AM**

**Trimble Community Building | 101 S 4th Street, Trimble, Missouri**

### Highlights:

- **Tract 1: Nearly 66% tillable cropland with balance in trees; just west of Smithville Lake; west side of property adjoins State Highway F (Port Arthur Road)**
- **Tract 2: Possible rural home site; nearly 58% cropland with balance in hay and trees**



**For additional information, please contact:**

**Mandy Quinn, AFM, Agent | (806) 786-8503  
MQuinn@FarmersNational.com**



**Ken Springer, AFM, Agent | (316) 644-7918  
KSpringer@FarmersNational.com**

**Bidding starts | Monday, November 20, 2023, at 8:00 AM**  
**Bidding closes | Monday, November 27, 2023, at close of live event**

**To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)**

## Property Information

### Directions to Property:

- **Tract 1:** Travel one-half of a mile south of Trimble, Missouri, on Highway F (Port Arthur Road).
- **Tract 2:** Go one mile south of Trimble, Missouri, on Highway F (Port Arthur Road), then travel one and one-quarter of a mile west on Clinton County Road (SW 200th Street).

### Legal Description:

- **Tract 1:** The North 140.85 Acres in the Southwest Quarter (SW 1/4) in Section 25, T-54N, R-33W
- **Tract 2:** The East One-Half (E 1/2) of the Southeast Quarter (SE 1/4 ALSO, The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4 both in Section 27, T-54N, R-33W in Clinton County, Missouri

### Property Description:

- **Tract 1:** Easy access via State Highway F just south of Trimble, Missouri, and north of Smithville and Smithville Lake. Tract includes timber, potential private lake, and home site along the east side. West half of tract is all cropland, providing an annual stream of income.
- **Tract 2:** Could provide a secluded home site with established lake at the north end. Nearly 70 acres of cropland provides annual income, along with 15 +/- acres of hay meadow. The property is bordered on the south side with a good gravel county line road. This tract is about a mile to Highway 169 and just minutes to Smithville.

### Farm Data:

- **Tract 1:**

Cropland	113.11 acres
Timber	<u>27.74 acres</u>
Total	140.85 acres

- **Tract 2:**

Cropland	70.47 acres
Hayland	15.00 acres
Non-crop	27.53 acres
Timber	5.00 acres
Lake	<u>2.00 acres</u>
Total	120.00 acres

### FSA Information:

- **Tract 1:**

	<u>Base</u>	<u>Yield</u>
Corn	28.8 acres	87 bushels
Wheat	2.8 acres	39 bushels

- **Tract 2:**

	<u>Base</u>	<u>Yield</u>
Corn	15.3 acres	143 bushels
Soybeans	15.3 acres	36 bushels

### Taxes (Tracts 1 and 2):

- **Tract 1:** \$427.96
- **Tract 2:** \$518.55

## Property Location



## Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10026	Higginsville silt loam, 5 to 9 percent slopes	67.9	48.9	0	89	3e
10125	Sharpsburg silty clay loam, loess hill, 5 to 9 percent slopes	22.64	16.3	0	84	3e
10132	Sibley silt loam, 2 to 5 percent slopes	19.89	14.32	0	92	2e
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	15.85	11.41	0	76	2e
30200	Shelby loam, 9 to 14 percent slopes	12.59	9.07	0	72	3e
TOTALS		138.87(*)	100%	-	85.6	2.74

## Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10133	Sibley silt loam, 5 to 9 percent slopes	37.37	31.12	0	91	3e
10098	Marshall silty clay loam, 2 to 5 percent slopes	34.72	28.91	0	87	2e
10026	Higginsville silt loam, 5 to 9 percent slopes	23.18	19.3	0	89	3e
36087	Nodaway silt loam, 1 to 3 percent slopes, frequently flooded	13.84	11.52	0	75	3w
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	5.99	4.99	0	82	2w
99001	Water	5.01	4.17	0	-	-
TOTALS		120.11(*)	100%	-	83.38	2.65

## Tract 1



## Tract 2





# 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, 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 December 28, 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 Stewart Title Company (Plattsburg, Missouri).

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

**Closing:** The sale closing will be on December 28, 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 Stewart 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 Buyer(s) 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 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:** Keith and Patricia Whittaker Family Limited Partnership

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, November 20, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Monday, November 27, 2023, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fnctbid.com](http://www.fnctbid.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 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.