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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**188± Acres, Grundy County, Missouri**

**Saturday, January 27, 2024 | 1:00 PM**

**On Location of the Property | 548 NW 45th Avenue, Trenton, Missouri**

**PROPERTY SHOWINGS: By appointment only**

## Highlights:

- Sells ABSOLUTE on January 27, 2024, with NO RESERVE
- 1,898 square foot, 3-bed, 2-bath home with partial basement and 3-bay, detached garage
- Large 48' x 40' Red Iron built heated shop with concrete floor
- Two large, Red Iron built machine sheds
- 120,000 bushel M/L of grain storage with grain leg
- 159 acres M/L of PRIME tillable land, 75% CLASS 2 SILT LOAM SOILS



For additional information, please contact:  
David Peck, Agent | (573) 268-8727  
DPeck@FarmersNational.com

Conducted by  
**Ropp Auctions**  
Auctioneer: Norman Ropp 660-247-1914  
roppauctions@gmail.com



**Bidding starts | Saturday, January 27, 2024, at 1:00 PM**

**Bidding ends | At the close of the live event.**

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

## Property Information

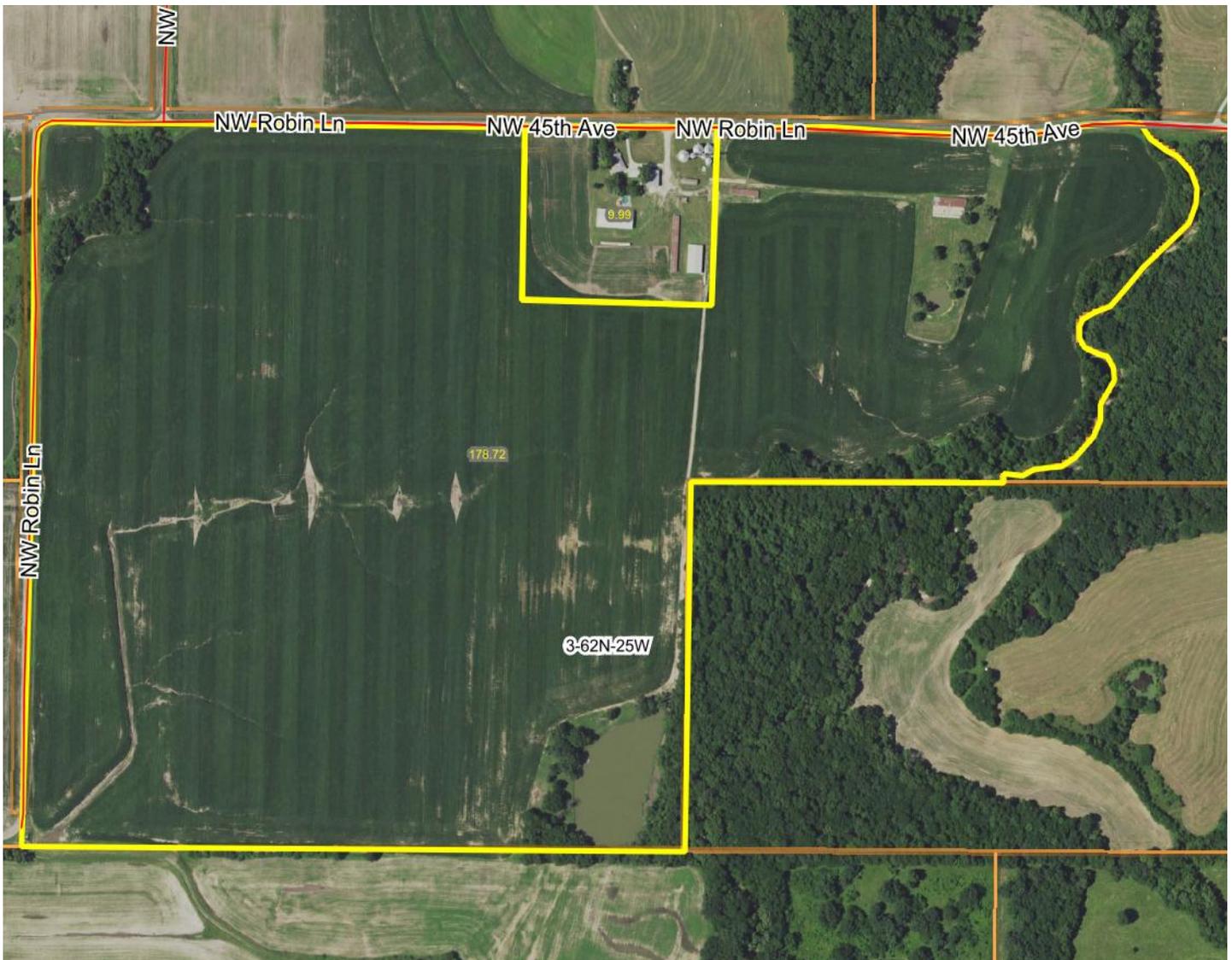
### Directions to Property:

From Trenton, Missouri, travel four miles north on Highway 65 to State Highway A, then turn left and travel seven and one-half miles on Highway A to NW 85th Street (gravel road). Then, turn left and go west on 85th Street for one mile, and turn right at the T-intersection onto NW 45th Street (AKA NW Robin Lane). Follow that for one mile to the property on your left (548 NW 45th Street, Trenton, Missouri 64683).

### Property Description:

This kind of property is one that rarely becomes available, and it is one that will command the attention of those who seek to buy THE BEST! This property has all the amenities that an established farmer could need and everything a young farmer starting out could possibly want, with some prime, tillable land that is an undeniably sound investment.

### Property Aerial Map



# Tract 1

## Property Description:

Tract 1 is 10 surveyed acres that will include the 1,898 sq. ft, three-bedroom and two-bathroom home with a partial basement (1,739 sq.ft). Basement is unfinished, has been well-maintained and is very dry. The exterior is a combination of vinyl siding, stone fascia and an asphalt shingle roof. This home offers a modern kitchen (11' x 12') with solid pine cabinets, Corian solid surface counter tops and newer stainless and black appliances. There is a large, L-shaped family living den (394 sq. ft), and a large dining area (11' x 23'), both with doors to access the patio out back. Also, there is a formal living/sitting room (11' x 18') with a large picture window that offers a nice view to the front yard. The large mud/utility/laundry room (253 sq. ft), with boot-washing station, is set up to keep messes contained and out of the rest of the house. The bedrooms are all nicely-sized. Two bedrooms are 11' x 14' with double closets, and the other bedroom is 10' x 12' with a single closet. The primary bathroom (9' x 10') has a double sink vanity with solid surface counter top, solid pine cabinets and a walk-in shower with sliding glass door. The secondary bathroom (104 sq. ft) has a single sink vanity, and a large, custom walk-in shower with onyx walls and shower base. There are two electric hot water heaters that were newly installed in February of 2020. There is central forced air heat, as well as air conditioning. The system is a RUUD Gas Heat 90% Plus efficiency. There is a large patio area (approximately 868 sq. ft) behind the house, perfect for watching the beautiful sunsets over the Thompson River Valley, enjoying a backyard cookout and a space for a hot tub right outside the door. There is a three-bay, detached garage just a few steps away from the entry door to the mud/utility room. There is custom pool built with ceramic-coated, steel panels constructing the walls, that came from a harvestore silo,

and a concrete floor with concrete patio surrounding. The large 48'x40' heated work shop with concrete floors is all steel, is Red Iron constructed, has radiant heat, three-phase electrical service, an electric 14' x 24' fully-insulated door on the south side, a 12' x 12' door with opener on the east side. 504 sq. ft. mezzanine work area and restroom, as well. This tract also includes an all steel, Red Iron constructed machinery shed, that is 125' x 60' with one opening on the south side that measures 15' 8" tall and 37' wide with another opening on the east end that measures 15' 8" tall and 24' wide. The second large, all steel, Red Iron constructed hay/machinery shed measures 50' x 100' and is enclosed on three sides, with approximately 14' of clearance at the eve of the roof. There is approximately 120,000 bushels of grain storage with a grain leg, and an older grain dryer that has not been used since 2016. It may need some attention before use. There are also five acres of tillable land that will be included with this tract that could be farmed or would make a nice place to fence and keep a few horses or cows. There is a four-hole Richie Brand Energy Free automatic drinker on this tract just west of the house. This tract has rural water and a septic tank that services the house and shop.

## Legal Description:

10 surveyed acres with house and buildings, lying on the south side of 45th Street in Section 3, Township 62N, Range 25W.

## Farm Data:

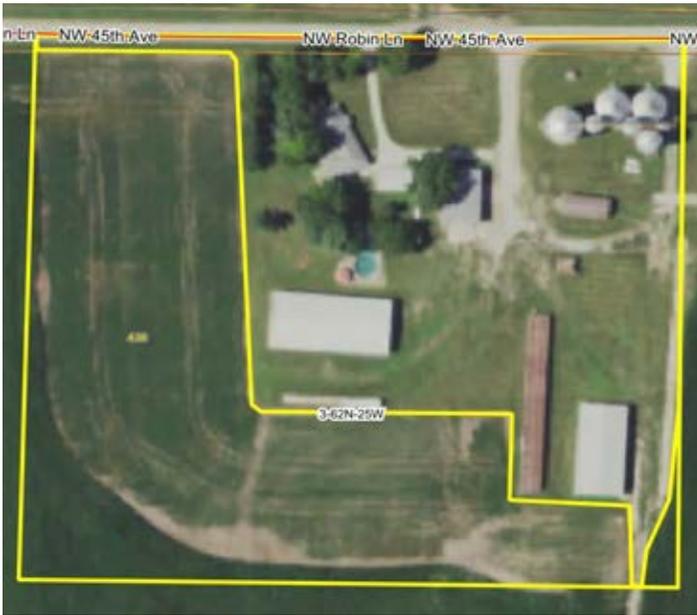
Cropland	5.00 acres
Buildings	5.00 acres
Total	10:00 acres

## 2023 Taxes (Combined):

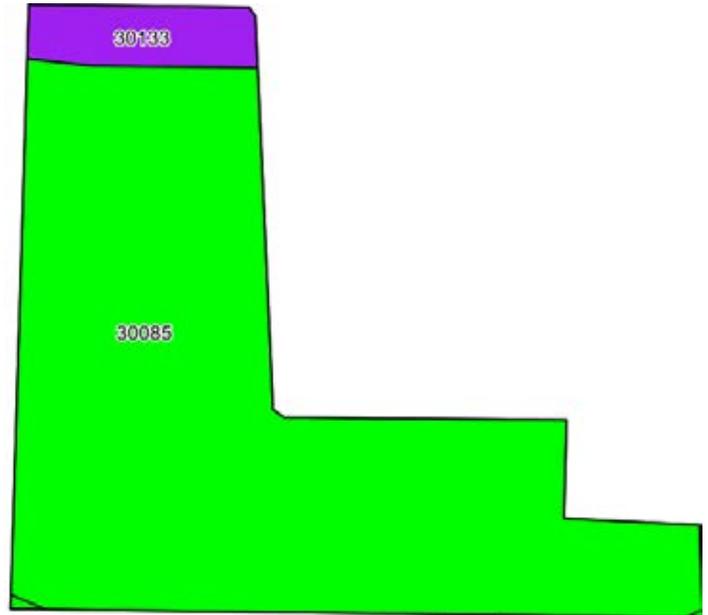
- \$2,572.34



**Tract 1 Aerial Map**



**Tract 1 Soils Map**



Area Symbol: MO079, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30085	Grundy silt loam, 2 to 5 percent slopes	4.54	93.4%		Ile	74	74	69	64
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	0.32	6.6%		IIle	59	59	53	47
<b>Weighted Average</b>						<b>2.07</b>	<b>*n 73</b>	<b>*n 73</b>	<b>*n 67.9</b>



# Tract 2

## Property Description:

Tract 2 is 178 acres M/L that will be surveyed by the sale day. This tract includes 154 acres M/L of PRIME TILLABLE LAND. This tract is some extremely fertile secondary river bottom that has a high enough elevation that a majority of it will never flood. It has enough slope, is well-drained, and it will not hold excess water. The primary soil types are Haig Silt Loam, Grundy Silt Loam and Lamoni Silty Clay Loam, but in its entirety, the 154 acres of tillable land is 75% CLASS 2 AND 25% CLASS 3 SOILS. The farm has been well cared for, and it has had extensive soil conservation work and practices since 2005, when Wilbur purchased the farm. The farming rights are open for 2024, unless it is announced differently on the sale day. On the south border of this tract, there is a large pond that is stocked with fish and a picnic area. There is a small shed/cabin and a floating dock on the pond, as well.

## Legal Description:

178 acres M/L (will be surveyed by sale day) lying west of Lost Creek and South and East of NW 45th St. (AKA Robin Lane) in the NE1/4 and NW1/4 of Section 3, Township 62N, Range 25W of Grundy County, Missouri

## Farm Data:

Cropland	154.00 acres
Non-crop	24.00 acres
Total	178.00 acres

## 2023 Taxes (Combined):

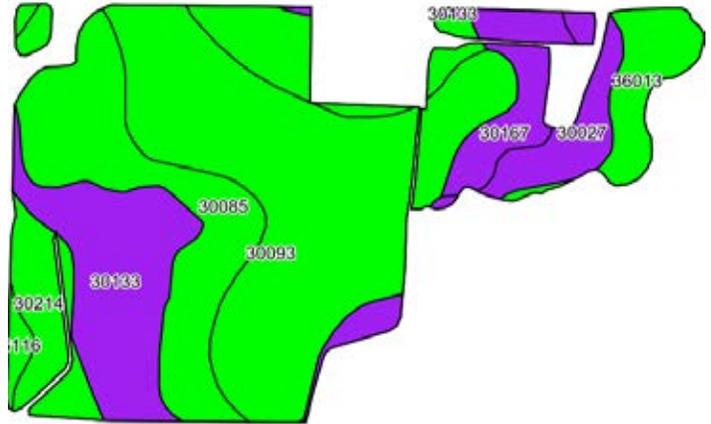
- \$2,572.34



### Tract 2 Aerial Map

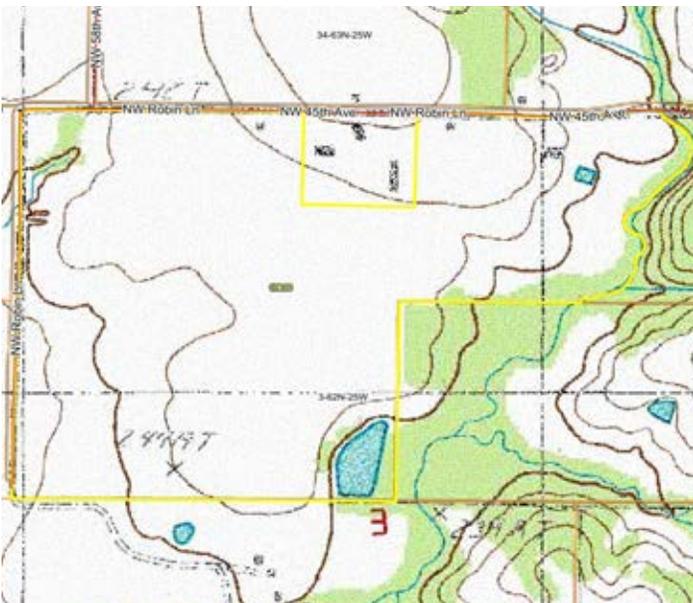


### Tract 2 Soils Map

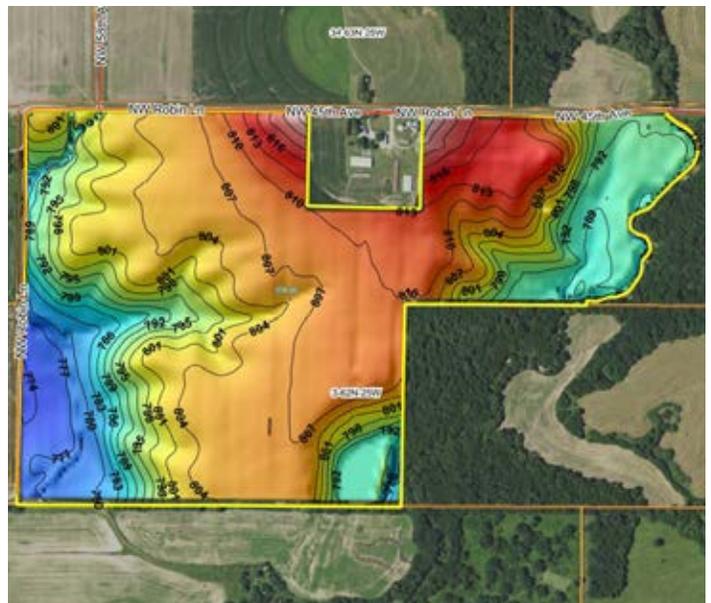


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30093	Haig silt loam, 0 to 2 percent slopes	60.01	38.9%	Green	llw	74	74	70	65
30085	Grundy silt loam, 2 to 5 percent slopes	35.85	23.3%	Green	lle	74	74	69	64
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	23.42	15.2%	Purple	llle	59	59	53	47
30214	Vigar loam, 2 to 5 percent slopes, rarely flooded	9.16	5.9%	Green	lle	91	91	79	82
30167	Pershing silt loam, 2 to 5 percent slopes	8.39	5.4%	Purple	llle	74	74	70	59
36013	Fatima silt loam, 0 to 2 percent slopes, occasionally flooded	8.25	5.4%	Green	llw	83	79	78	82
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	7.60	4.9%	Purple	llle	60	60	54	41
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.41	0.9%	Green	llw	74	74	61	67
<b>Weighted Average</b>					<b>2.26</b>	<b>*n 72.5</b>	<b>*n 72.3</b>	<b>*n 67.3</b>	<b>*n 62.5</b>

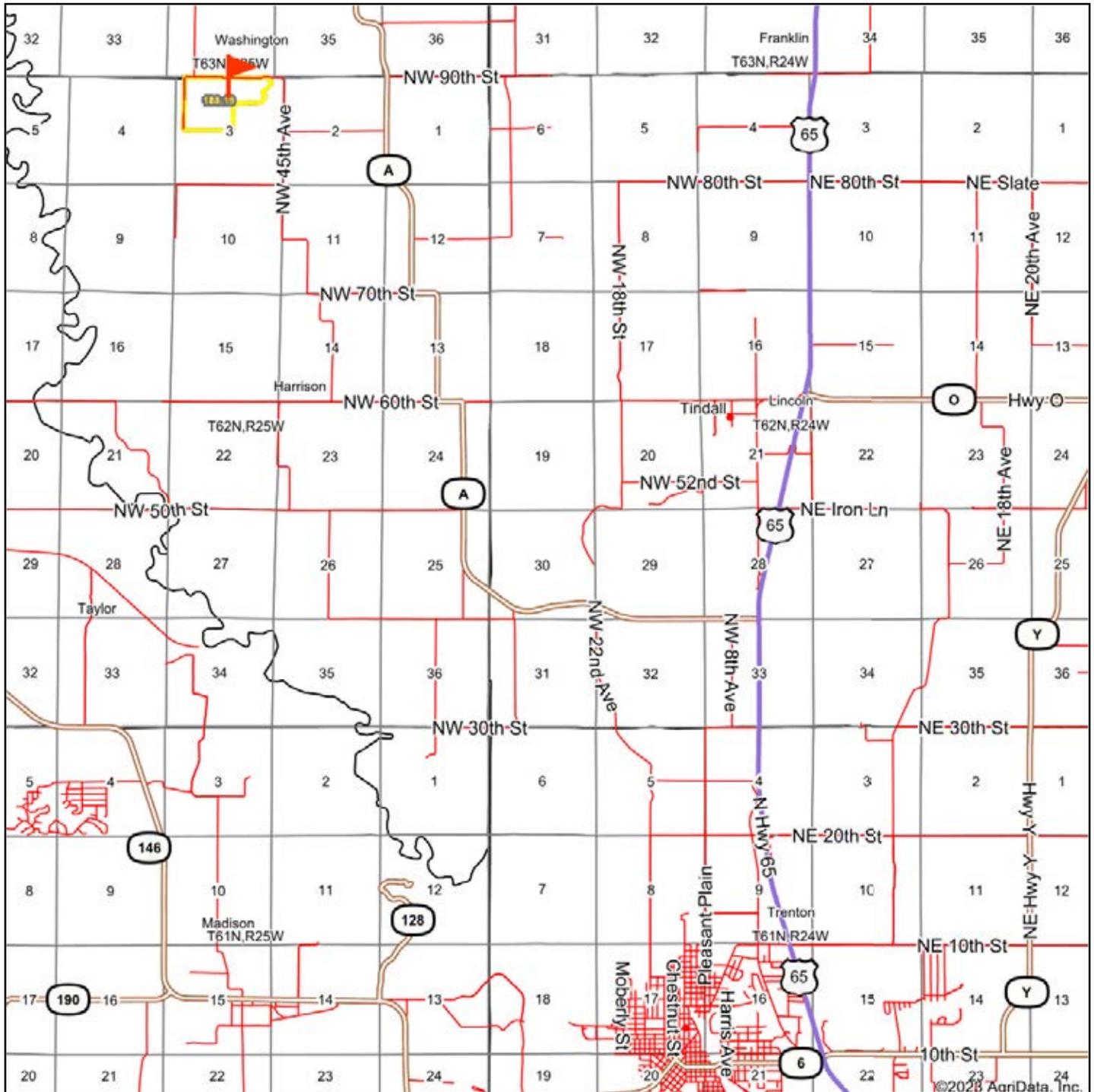
### Tract 2 Topography Map



### Tract 2 Topography Hillshade Map



# Property Location Map



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

# 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 February 27, 2024, 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 Trenton Abstract & 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 Trenton Abstract & 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 February 27, 2024, 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 Trenton Abstract & 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 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. The real estate will sell in the manner resulting in the highest total price. 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:** 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:** Lost Creek Land Company, LLC (Wilber L. & The Late Patricia Stelzer)

**Auctioneer:** Norman Ropp

**Online Simulcast Bidding Procedure:** The online bidding begins on Saturday, January 27, 2024, at 1:00 PM. Bidding will be simultaneous with the live auction, with bidding concluding at the end of the live auction.

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.

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

**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.