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# FOR SALE BY BIDS

523.9± Acres, Linn County, Missouri

Offered in Two Tracts

BIDS DUE: Tuesday, February 20, 2024

Contact Agents for Additional Details!

## Highlights:

- Tract 1: Highly-productive creek bottom farm. Levy protected from flooding. 65% class 2 soils; balance class 3 soils.
- Tract 2: Highly-productive upland farm. All class 3 soils. Terraced for soil conservation purposes.



For additional information, please contact:

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# Property Information

## Directions to Property:

- **Tract 1:** One-half mile west of Meadville, Missouri, on Arrow Road.
- **Tract 2:** Three miles north of Meadville, Missouri, on Highway 139.

## Legal Description:

- **Tract 1:** SW4 Sec 35-T-58-R22 and S2 NW4 Sec 36-T58-R22
- **Tract 2:** NW4 of the SW4 and the SW4 of the NW4, and the SW4 of the SW4 (except beginning at a point 4 rods north of the southwest corner thereof: running thence north of the west line of said section, 8 rods and 16 links, thence east 18 rods and 18 links, Thence south 8 rods and 16 links, thence west 18 rods and 18 links to the place of beginning) All in section 18-T58 north of range 21 west of the 5th meridian, Except a tract deeded to the State of Missouri for highway purposes on July 10, 1963.

## Property Description:

- **Tract 1:** Creek bottom ground protected from flooding by levies. This farm is 82% tillable with the balance timber and live creek.
- **Tract 2:** A very good upland farm with consistent soils. This farm is 88% tillable. The farm is terraced, with tile drainage in place.

## Farm Data:

• <b>Tract 1:</b>	
Cropland	339.72 acres
Timber	<u>77.20 acres</u>
Total	416.92 acres
• <b>Tract 2:</b>	
Cropland	102.30 acres
Timber	<u>13.70 acres</u>
Total	116.00 acres

## FSA Information:

• <b>Tract 1:</b>		
	<u>Base</u>	<u>Yield</u>
Wheat	40.69 acres	48 bushels
Corn	86.73 acres	125 bushels
Soybeans	239.78 acres	34 bushels
• <b>Tract 2:</b>		
	<u>Base</u>	<u>Yield</u>
Wheat	13.51 acres	42 bushels
Corn	11.24 acres	161 bushels
Soybeans	39.45 acres	32 bushels

## 2023 Taxes:

- **Tract 1:** \$1,430.34
- **Tract 2:** \$576.63

## Property Location



## Tract 1



## Tract 2





## Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	215.63	52.82	0	95	2w
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	48.85	11.97	0	61	3e
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	45.31	11.1	0	84	3w
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	38.42	9.41	0	75	2w
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	25.35	6.21	0	64	3e
30106	Kilwinning silt loam, 1 to 5 percent slopes	13.56	3.32	0	59	3e
30085	Grundy silt loam, 2 to 5 percent slopes	8.5	2.08	0	74	2e
60209	Purdin loam, 9 to 14 percent slopes, eroded	6.83	1.67	0	54	4e
30034	Armstrong loam, 2 to 5 percent slopes, eroded	5.66	1.39	0	70	3e
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	0.12	0.03	0	90	3w
TOTALS		408.23(*)	100%	-	83.24	2.37

## Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	52.72	46.27	0	61	3e
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	38.1	33.44	0	64	3e
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	11.36	9.97	0	61	3e
30106	Kilwinning silt loam, 1 to 5 percent slopes	7.07	6.21	0	59	3e
30034	Armstrong loam, 2 to 5 percent slopes, eroded	4.67	4.1	0	70	3e
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	0.01	0.01	0	83	3w
TOTALS		113.93(*)	100%	-	62.24	3.0

## Tract 1



## Tract 2



# For Sale By Bid 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 March 20, 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 the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. 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 March 20, 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 the closing agent.

**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) and Seller will equally 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. Written bids will be received at the office of Greg Knedlik (24033 W 293 Street, Paola, Kansas 66071) up to Tuesday, February 20, 2024 at 5:00 PM. Please submit your highest and best offer, as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**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:** Sue Haughinberry Living Trust (Care of Theresa Otto, Trustee)

## Tract 1



## Tract 2

