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LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,298.53± Acres, Gentry and Worth County, Missouri

Wednesday, November 6, 2024 | 10:00 AM

Hundley-Whaley Learning Center | MO Ext. 1109 S. Birch Street, Albany, Missouri

Highlights:

- **Unique 1,298± contiguous acres with 1,053.71± tillable crop acres!**
- **Combination of river bottom and upland terraced crop fields!**
- **Excellent wildlife habitat with proven hunting lease income!**
- **Highway N & Highway M provide great access to all tracts!**



For additional information, please contact:
Ryan Sadler, AFM/Agent | (712) 371-9873
RSadler@FarmersNational.com



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

Bidding starts | Wednesday, October 30 , 2024 at 10:00 AM

Bidding closes | Wednesday, November 6, 2024 at close of live event

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

Don't miss this extraordinary opportunity to own the unique 1,298± acres Goodson Farm! The 1,298± CONTIGUOUS acres provide a combination of river bottom and upland terraced crop fields with mature timber providing marvelous deer and wildlife habitats with corridors throughout the farm. For the past several years the Northwest Missouri Hunt Club of Kansas City has managed the hunting lease on the farm.

The property in its entirety has been operated as one FSA Farm Number in Worth County supporting 1,053.71 crop acres and approximately 250± non-crop acres. Highway-N, an asphalt road is along the West side of Tracts 3 and 4 and Highway-M is within 1/2 mile to the north of Tracts 1 and 5, providing good farm to market roads. County gravel roads dissect the farm giving access to the asphalt roads to the west and north. Offered in 5 individual tracts, buy one or buy all 5 and enhance your land portfolio or family legacy with this unique property offered by Farmers National Company!

Tract 1: Gentry and Worth County; 386.66+/-Acres. in Section 1 -64N-31W & part of S1/2 31-65N-31W. Bordered on the north and east by the East Fork of Grand River and County Road on the west. Nearly 192+/- acres of river bottom field and 123+/- acres of terraced upland crop and the farmstead area consisting of 3 buildings and 2 steel grain bins.

Tract 2: Gentry County: 422.60 Acres, 326.70+/- upland terraced crop land, a mixture of timber, draws and a pond to support the deer and other wildlife. Two steel grain bins and small fenced area close to Kent Lane a gravel county road along the west side. Tract includes about 12 acres on the east side of the river in the very SE corner of SE1/4 of Section 1-64N-31W and 37.49 in the SE1/4NE1/4 2-64N-31W, accessible from roads south of Denver on East side of River.

Tract 3: Gentry and Worth County: 290.68+/- Acres: Comprised of 172.76+/- acres in Gentry and 117.92+/- acres in Worth Counties preserves a good farming tract with Highway N access on the West and Kent Lane on the south and east. This tract has 239.08+/- upland crop acres with balance in timber or drainage areas.

Tract 4: 120.41+/- Acres in Worth County providing a nice farm unit with bench terraces. Highway N provides access along the west side. Highly tillable farm with 98.51 crop acres, field has back-slope terraces.

Tract 5: 78.18+/- Acres in Worth County provides a good combination of income production from the 51.71+/- crop acres and great deer and wildlife habitat along a creek running through a mixture hardwood timber. Excluded from the tract is the Kent Cemetery on the east side and adjacent to a county road.



Property Information

Directions to Property: Near and Southwest of Denver, Missouri: Tracts 1 and 5 are accessible from Denver, West one-half mile across the river bridge on Highway-M, then South on Plum Trail. From Gentry, Missouri on Highway 169 North to CR 250, then East 2 miles onto Highway-N, continuing North to CR 232nd St (Kent Lane) to Tract #3, then East to Tract #2, continuing North on the West side of Tract #3 and reaching Tract #4, #5 and #1. From Grant City South on Highway 169 to Road-M then East towards Denver as referenced above.

Legal Description:

Tract 1: 386.66+/- Acres: 199.12+/- acres in Worth County lying East of County Road in the SE1/4 & SE1/4SW1/4 in Section 36-65N-31W AND 187.46 acres in Gentry County as that part of Section 6-64N-30W lying West of River and the 139.12+/- acres as the East part of the East 1/2 of Section 1-64N31W lying north of River Less ROW

Tract 2: 422.60+/- Acres: 385.11 acres in Section 1-64N31W except the NW1/4NW1/4, the W1/2SW1/4, that part of Tract #1 in the E1/2 AND: 37.49 +/- Acres in SE1/4NE1/4 2-64N-31W Less ROW

Tract 3: 290.68+/- Acres in Gentry and Worth County: 172.76+/- Acres Gentry County, NW1/4NW1/4 1-64N-31W AND East 137.16+/- Acres in the N1/2N1/2 of Section 2-64N-31W AND S1/2SE1/4 AND 117.92+/- Acres in Worth County as the S1/2 SE1/4 AND SW1/4SW1/4 of Section 36-65N-31W

Tract 4: 120.41+/- Acres: Worth County, West 3/4ths of the N1/2 S1/2 35-65N-31W

Tract 5: 78.18+/- Acres Worth County, NE1/4 & Pt of SE1/4 Lying North of County Rd SW 1/4 AND That Part NW1/4 SE1/4 Lying West of County Rd in Section 36-65N-31W.

Buildings:

Tract 1: Three Sheds: 16'x36' concrete floor, 24'x36' and 36'x36'. Two steel grain bins.

Tract 2: Two steel grain bins

Taxes:

Tract 1: \$2,094.34 estimated

Tract 2: \$2,554.66 estimated

Tract 3: \$967.28 estimated

Tract 4: \$525.96 estimated

Tract 5: \$365.49 estimated

Farm Data:

Tract 1:
Cropland 332.56 acres
Timber 50.60 acres
Other 3.5 acres
Total 386.66 acres

Tract 2:
Cropland 326.70 acres
Non-crop 95.90 acres
Total 422.60 acres

Tract 3:
Cropland 239.08 acres
Non-crop 95.90 acres
Total 422.60 acres

Tract 4:
Cropland 98.51 acres
Non-crop 21.60 acres
Total 120.41 acres

Tract 5:
Cropland 51.70 acres
Timber 26.47 acres
Total 78.18 acres

FSA Information: All Tracts

	<u>Base</u>	<u>Yield</u>
DCP	1,053.71 acres	
Corn	195.64 acres	108 bushels
Soybeans	100.99 acres	38 bushels
Wheat	39.01 acres	29 bushels

Additional Comments:

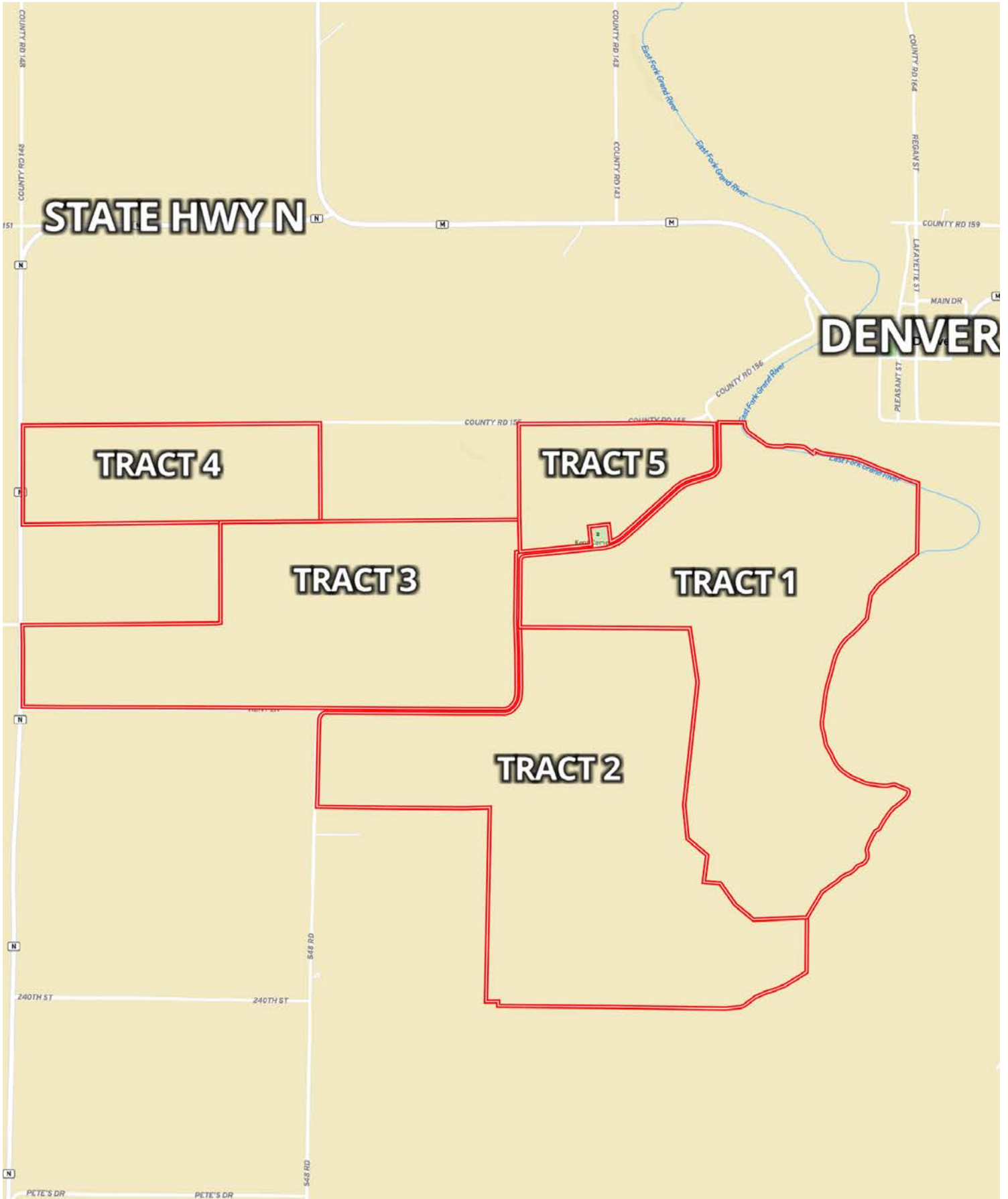
1 - Sale acres advertised originated from Gentry and Worth County Assessor offices. All sale tracts will be surveyed by or close to sale date; per acre sale price will be adjusted to survey acres at closing, survey cost will be shared between Seller and Buyer(s) and reflected on closing statements.

2 - Farm Service Agency (USDA) information provided by Sale Tracts is approximate based upon FSA-578 data. Efforts were made to determine cropland and non-crop land acreage, however when tracts are divided and reconciled by the FSA Office final acreage may differ from what has been represented on sale flier or day of auction announcements.

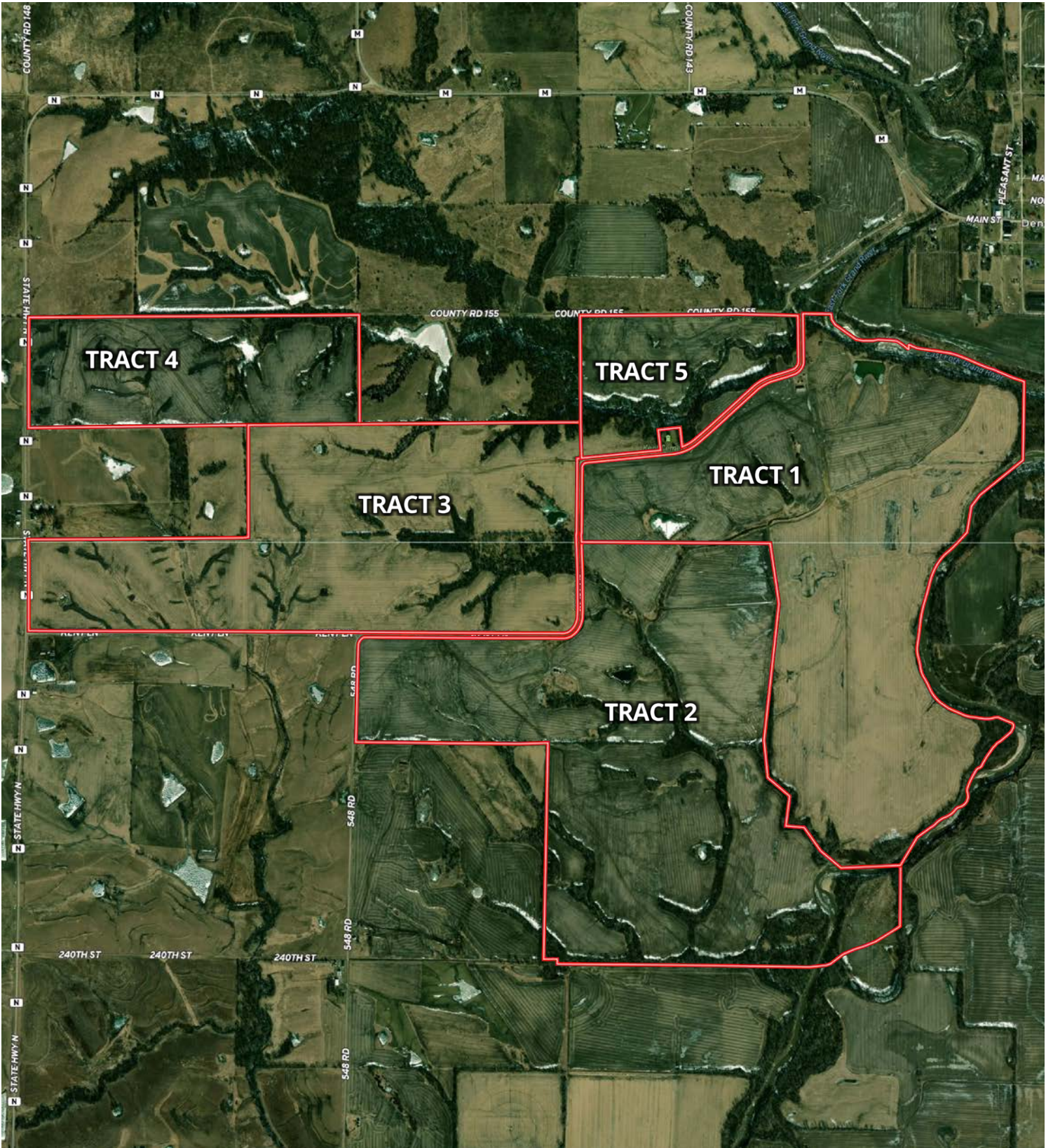
3 - Buyer will submit a signed contract the day of sale, and provide earnest fund payment, however the Estate of Laton and Wilma Goodson will require Court approval prior to Co-Executors execution of the Sale Contract.

4 - First American Title Company, St. Joseph, Missouri, Emily Grooms Closing Agent (816) 279-3095
egrooms@firstam.com, 2301 Village Dr. St. Joseph, Missouri 64506

Location Map

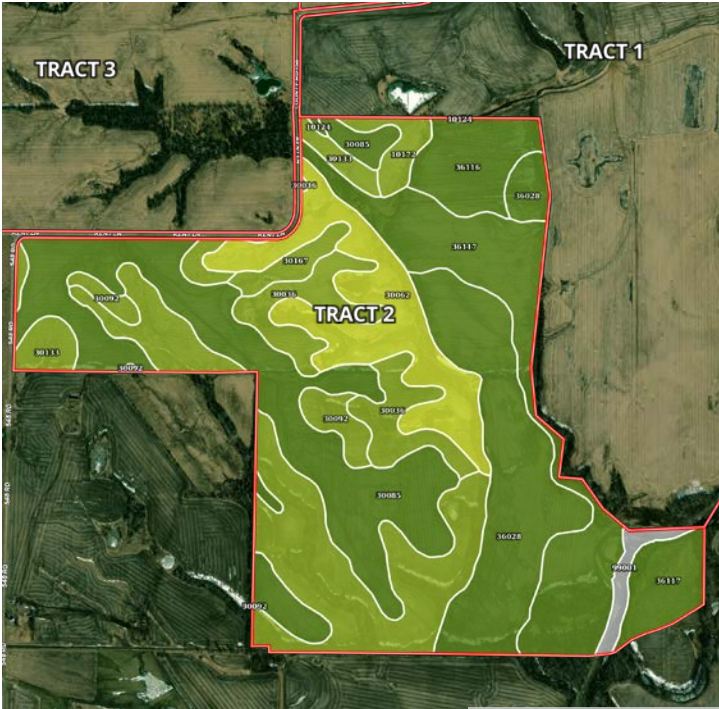


Aerial Map



Tract 2:

Soil Map

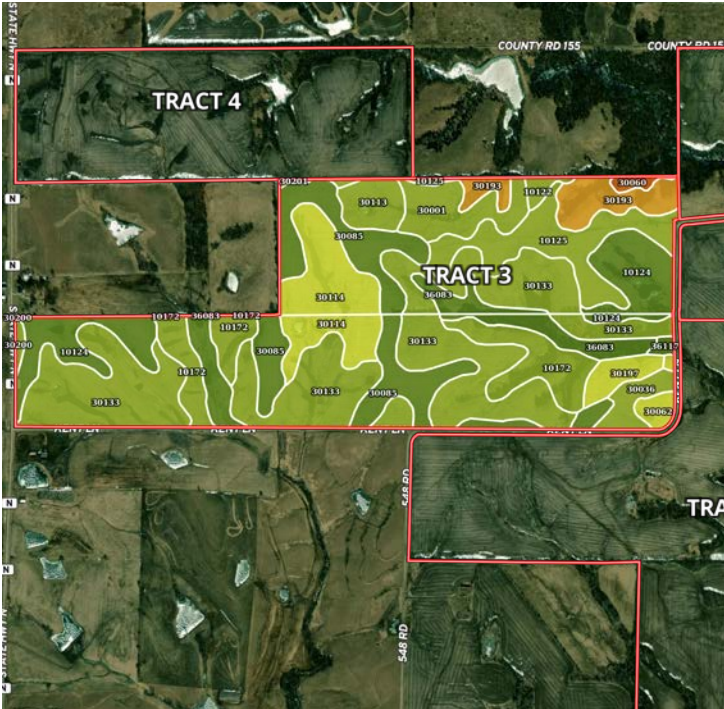


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30085	Grundy silt loam, 2 to 5 percent slopes	89.59	21.49	0	74	2e
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	75.67	18.15	0	58	3e
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	69.82	16.75	0	84	2w
36028	Nevin silt loam, 0 to 2 percent slopes, rarely flooded	62.4	14.97	0	84	2w
30062	Gara loam, 9 to 14 percent slopes	44.46	10.66	0	71	4e
30036	Armstrong loam, 5 to 9 percent slopes	28.94	6.94	0	56	3e
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	19.27	4.62	0	75	2w
30092	Grundy silty clay loam, 5 to 9 percent slopes, moderately eroded	9.29	2.23	0	74	3e
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	6.27	1.5	0	71	3e
30167	Pershing silt loam, 2 to 5 percent slopes	5.82	1.4	0	74	3e
99001	Water	4.93	1.18	0	-	-
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	0.48	0.12	0	76	2e
TOTALS		416.94(*)	100%	-	71.82	2.52

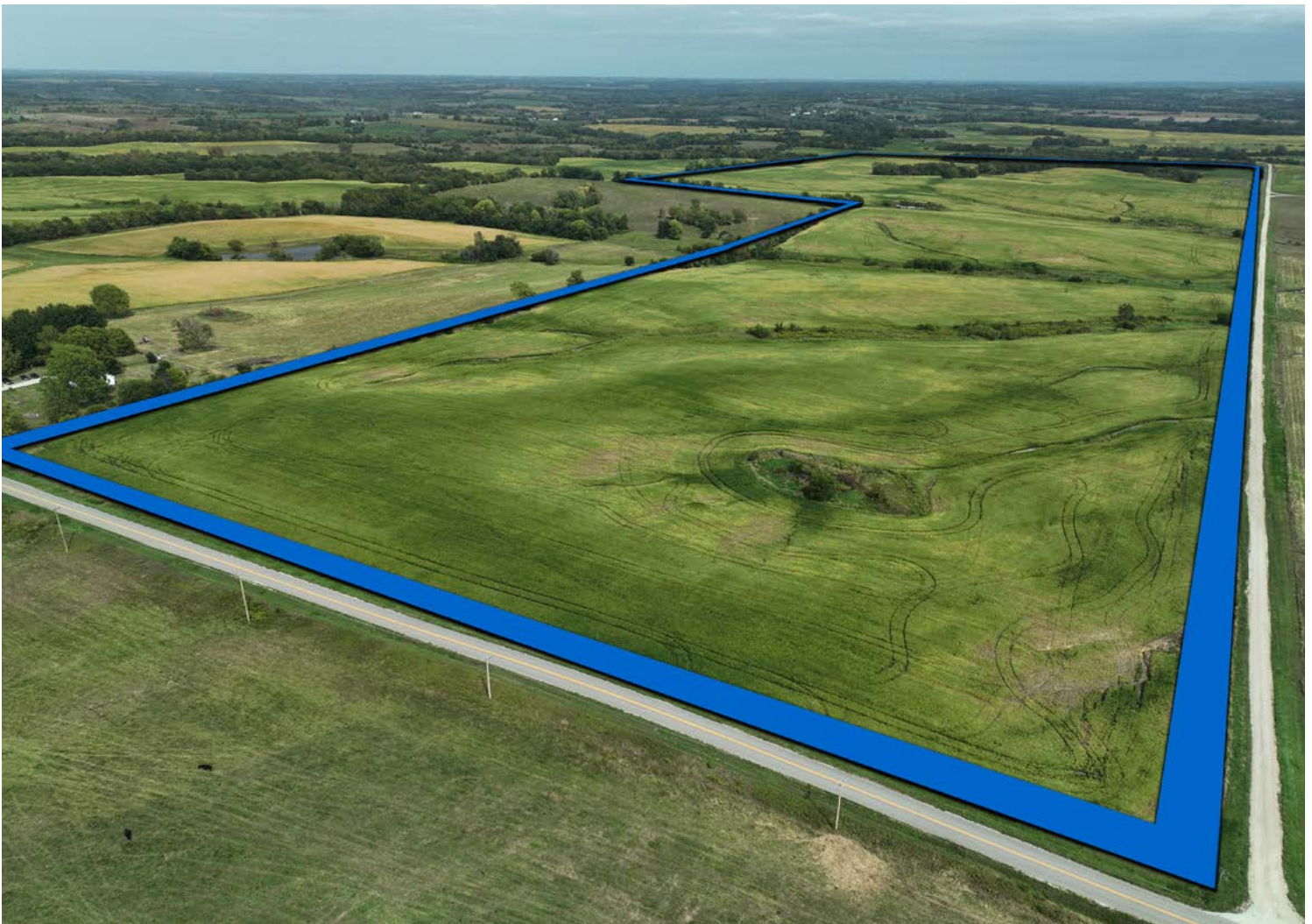


Tract 3:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	94.26	31.88	0	58	3e
30085	Grundy silt loam, 2 to 5 percent slopes	36.12	12.22	0	74	2e
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	26.69	9.03	0	76	2e
30114	Lagonda and Clarinda soils, 5 to 11 percent slopes, severely eroded	24.32	8.22	0	60	4e
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	24.07	8.14	0	71	3e
10125	Sharpsburg silty clay loam, loess hill, 5 to 9 percent slopes	22.91	7.75	0	84	3e
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	17.33	5.86	0	91	2w
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	12.38	4.19	0	61	6e
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	12.21	4.13	0	70	3e
30113	Lagonda and Clarinda soils, 5 to 11 percent slopes, eroded	6.89	2.33	0	62	3e
30036	Armstrong loam, 5 to 9 percent slopes	5.27	1.78	0	56	3e
30197	Shelby loam, 14 to 18 percent slopes	4.97	1.68	0	65	4e
30062	Gara loam, 9 to 14 percent slopes	3.01	1.02	0	71	4e
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	1.7	0.57	0	63	3e
30060	Gara loam, 20 to 35 percent slopes	1.42	0.48	0	18	7e
30200	Shelby loam, 9 to 14 percent slopes	0.92	0.31	0	72	3e
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.91	0.31	0	84	2w
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.32	0.11	0	69	3e
TOTALS		295.7()	100%	-	67.65	2.98



Tract 4:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30085	Grundy silt loam, 2 to 5 percent slopes	25.01	20.78	0	74	2e
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	21.89	18.19	0	69	3e
30114	Lagonda and Clarinda soils, 5 to 11 percent slopes, severely eroded	19.22	15.97	0	60	4e
30200	Shelby loam, 9 to 14 percent slopes	13.28	11.04	0	72	3e
10125	Sharpsburg silty clay loam, loess hill, 5 to 9 percent slopes	11.06	9.19	0	84	3e
30113	Lagonda and Clarinda soils, 5 to 11 percent slopes, eroded	10.02	8.33	0	62	3e
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	9.34	7.76	0	81	2e
30000	Adair and Shelby loams, 5 to 9 percent slopes	5.73	4.76	0	74	3e
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	4.69	3.9	0	91	2w
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	0.08	0.07	0	76	2e
TOTALS		120.32(*)	100%	-	71.75	2.83



Tract 5:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36032	Nodaway silt loam, 0 to 2 percent slopes, overflow, frequently flooded	22.81	29.03	0	62	3w
36044	Wabash silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.32	23.31	0	51	3w
30060	Gara loam, 20 to 35 percent slopes	12.36	15.73	0	18	7e
30173	Pershing silt loam, benches, 5 to 9 percent slopes, eroded	11.73	14.93	0	83	3e
30051	Edina silt loam, benches, 0 to 3 percent slopes	5.93	7.55	0	71	2w
10125	Sharpsburg silty clay loam, loess hill, 5 to 9 percent slopes	4.06	5.17	0	84	3e
30171	Pershing silt loam, terrace, 2 to 5 percent slopes	1.53	1.95	0	73	3e
30085	Grundy silt loam, 2 to 5 percent slopes	0.71	0.9	0	74	2e
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	0.71	0.9	0	61	6e
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	0.35	0.45	0	66	4e
30170	Pershing silt loam, 5 to 9 percent slopes, eroded	0.08	0.1	0	72	3e
TOTALS		78.59(*)	100%	-	57.81	3.58



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 December 19, 2024 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10.0% 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 equally paid by the Seller and Buyer(s). 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 December 19, 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 First American Title Company, St. Joseph, Missouri, Emily Grooms Closing Agent (816) 279-3095 egrooms@firstam.com, 2301 Village Dr. St. Joseph MO 64506.

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 and Buyer(s) will each pay one-half of 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 five 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. 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: 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: Estate of Laton C and Wilma L Estate

Auctioneer: Van Schmidt

Additional Comments: Seller's execution of sale contract will require Court Approval

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, October 30, 2024, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 6, 2024, 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 tract 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.



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