



SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

217± Acres, Clinton County, Missouri

Bidding starts | Monday, April 28, 2025 at 10:00 AM

Bidding closes | Thursday, May 1, 2025 at 1:00 PM

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

Highlights:

- Open for 2025 crop year with immediate access
- Tremendous habitat for your own private hunting property
- Southeast of Stewartville



For additional information, please contact:
Mandy Quinn, AFM/Agent | (806) 786-8503
MQuinn@FarmersNational.com

Bidding starts | Monday, April 28, 2025 at 10:00 AM

Bidding closes | Thursday, May 1, 2025 at 1:00 PM

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

Property Information

Directions to Property:

From Stewartsville, Missouri, go east on NW State Highway Y for 5.8 miles, go east on 336th Street for 1.1 miles to the corner of NW Ridgeline Road. Tract 1 starts on the northwest corner of NW Ridgeline Road and 336th and goes north. Tract 2 is on the east side of NW Ridgeline Road about half a mile up.

Legal Description:

All of the East Half of the Southeast Quarter of Section 36, Township 57, Range 32; the Northwest Quarter of the Southwest Quarter of Section 31, Township 57, Range 31; and the South Half of the Northeast Quarter and the East 30 Acres of the Northwest Quarter of the Southeast Quarter of Section 36, Township 57, Range 32.

12+- acres being surveyed out for the building site on the north side of Tract 1.

Farm Data:

Cropland 177.48 acres
Non-Crop 55.45 acres

Property Description:

Escape the big city and create your own masterpiece on this Clinton County farm. With existing timber, grass, and cropland, the potential of this property is waiting to be unlocked! Don't miss this opportunity to own your very own hunting oasis, or add to your existing land portfolio!

FSA Information:

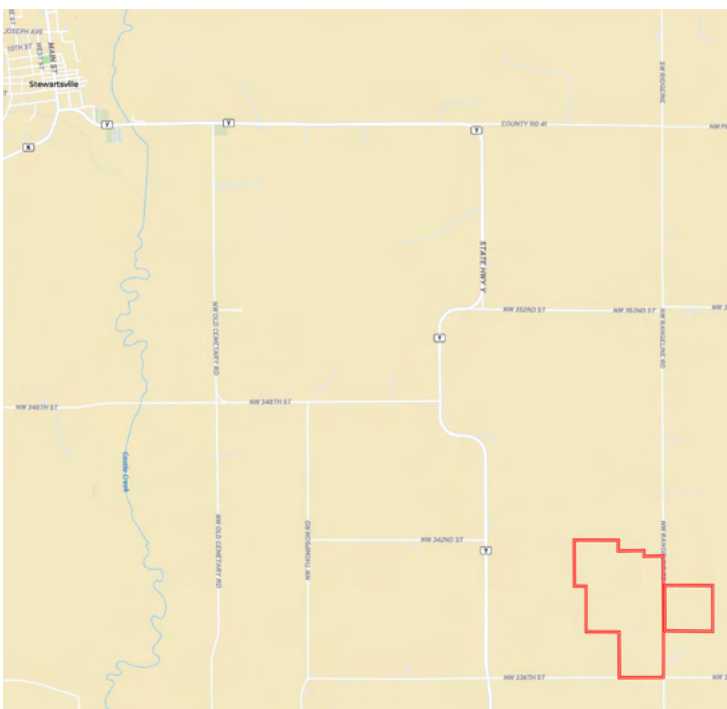
	<u>Base</u>	<u>Yield</u>
Wheat	3.30 acres	39 bushels
Corn	24.20 acres	87 bushels

2024 Taxes:

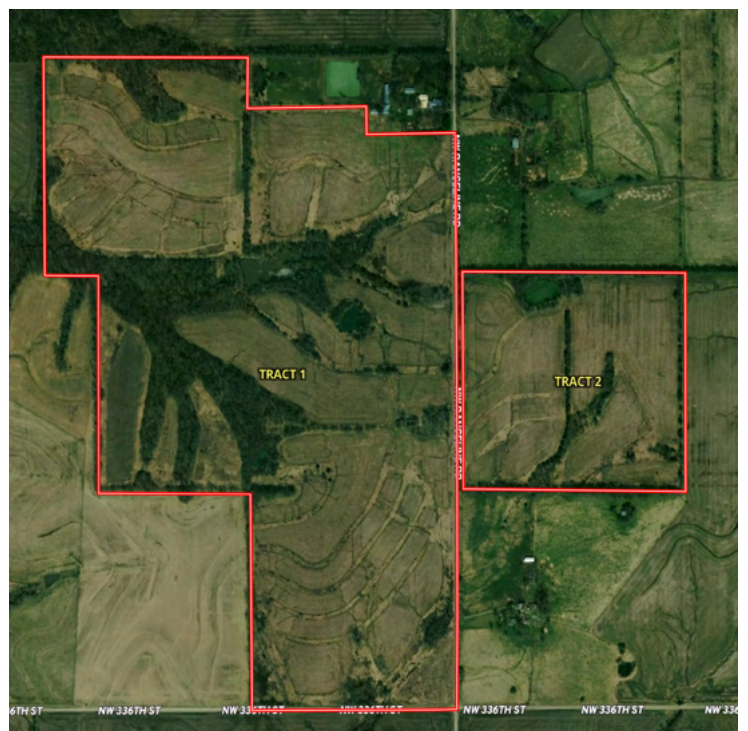
\$4,316.96 **Tract 1:** \$4,147.35 **Tract 2:** \$169.61

Note: Tract 1 includes residential site that is being surveyed out.

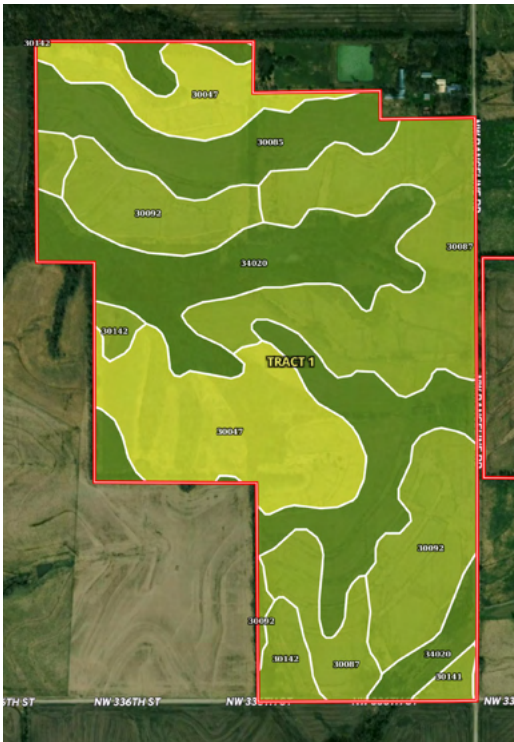
Property Location



Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30087	Grundy silt loam, 5 to 9 percent slopes	40.06	22.43	0	66	3e
30085	Grundy silt loam, 2 to 5 percent slopes	37.04	20.74	0	74	2e
30047	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	36.33	20.34	0	52	4w
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	30.71	17.2	0	82	2w
30092	Grundy silty clay loam, 5 to 9 percent slopes, moderately eroded	25.88	14.49	0	74	3e
30142	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	6.99	3.91	0	60	3e
30141	Lamoni silty clay loam, 5 to 9 percent slopes	1.57	0.88	0	71	3e
TOTALS		178.58(*)	100%	-	68.53	2.82



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30085	Grundy silt loam, 2 to 5 percent slopes	19.26	44.43	0	74	2e
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	11.69	26.97	0	74	2e
30087	Grundy silt loam, 5 to 9 percent slopes	11.52	26.57	0	66	3e
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	0.81	1.87	0	82	2w
30092	Grundy silty clay loam, 5 to 9 percent slopes, moderately eroded	0.07	0.16	0	74	3e
TOTALS		43.35(*)	100%	-	72.02	2.27

Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted after farms are under contract. If sale does not close at no fault of the seller, the seller has no obligation to reimburse buyer for any expenses incurred prior to the closing date.

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.

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 equally paid by the Seller and Buyer(s). The cost of any escrow closing services will equally be paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on June 4, 2025, 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.

Sale Method: The real estate will be offered in two individual tracts. **All bids are open for advancement starting Monday, April 28, 2025, at 10:00 AM until Thursday, May 1, 2025, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Bruce G Taylor Living Trust August 23, 2011 C/O Assured Trust Company

Agent Comments: The house site, including the buildings will be surveyed out of the farm and sold separately.

Online Bidding Procedure: This online auction begins on **Monday, April 28, 2025, at 10:00 AM. Bidding closes on Thursday, May 1, 2025, at 1:00 PM.**

To register and bid on this auction go to: www.FNCBid.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 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.

