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LAND AUCTION

SIMULCAST LIVE AND ONLINE

154.70± Acres, Holt County, Missouri

Wednesday, October 8, 2025 | 10:00 AM

Toad Hollar Bar and Grill | 1710 Nebraska Street, Mound City, Missouri 64470

Highlights:

- Tract 1: CRP contract 2022-2032, \$18,530, 100% annual payment, timbered draw and pond along east side
- Tract 2: Cropland good upland farm, Exira-Marshall silty clay soils, currently cash rented
- Tract 3: One and one-half story 1929± built home 1,300± sq.ft., 3 out buildings, acreage with pond



For additional information, please contact:

**Ryan Sadler, AFM/Agent | (712) 371-9873
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**Ken Springer, AFM/Agent | (316) 644-7918
KSpringer@FarmersNational.com**

Bidding starts | Wednesday, October 1, 2025 at 10:00 AM

Bidding closes | Wednesday, October 8, 2025 at close of live event

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

Property Information

Legal Description:

Tract 1: S1/2 SE 1/4 3-61N-38W 74.9 tax acres

Tract 2: W 1/2 NW 1/4 Less Rural Home site
34-62N-38W 74.12 Surveyed Acres

Tract 3: Rural Home Site in North center of W 1/2 NW
1/4 5.68 Surveyed Acres Rural Address 28214 CR
Holt# 180.

Property Description: Tract 1: Future CRP income stream until 2032, tile outlet terraces, pond in northeast corner possible recreational value, accessed from county graveled Omaha Road along East side, dirt road along south.

Tract 2: Nice upland farm, highly cropped, electric transmission line along east property line.

Tract 3: Nice rural home location 28214 Holt 180 Road,
2.6 miles east of Mound City and 1.5 miles gravel road. House sits up on hillside, three outbuildings, pond and acreage for small animals or gardening. This property offers privacy with no neighbors within a quarter of a mile. Don't miss this opportunity to add to your existing operation or current land portfolio! If country living is your desire, this is a good location.

Improvements: Tract 3 are the only improvements, county records show a 1929 build date, it list the first floor at 928 sq ft under the one and one-half part of the house and 378 sq ft as one story along with covered roof and patio on the south side of house; a porch is along the west front side. House looks out over the lower elevation pond and lane to the west or crop field to the west and south. Outbuildings: 1) 8'x40', 2) 32'x42', & 3) 14'x30' as reported by county assessor. A tree row along the property line is both east and west of the house.

Buildings: Tract 3 has a house and three outbuildings in fair to good condition. Built in 1929-1998

Taxes:

Tract 1: \$300.74

Tract 2 and Tract 3: \$1,106.45

CRP Information:

Tract 1: 69.86 CRP acres of an annual payment of \$18,530.00, expiring September 30, 2032.

Farm Data:

Tract 1:	
CRP	69.86 acres
Other	5.04 acres
Total	74.9 tax acres

Tract 2:	
Cropland	71.01 acres
Other	3.11 acres
Total	74.12 surveyed acres

Tract 3:	
Buildings	5.68 acres
Total	5.68 surveyed acres

FSA Information:

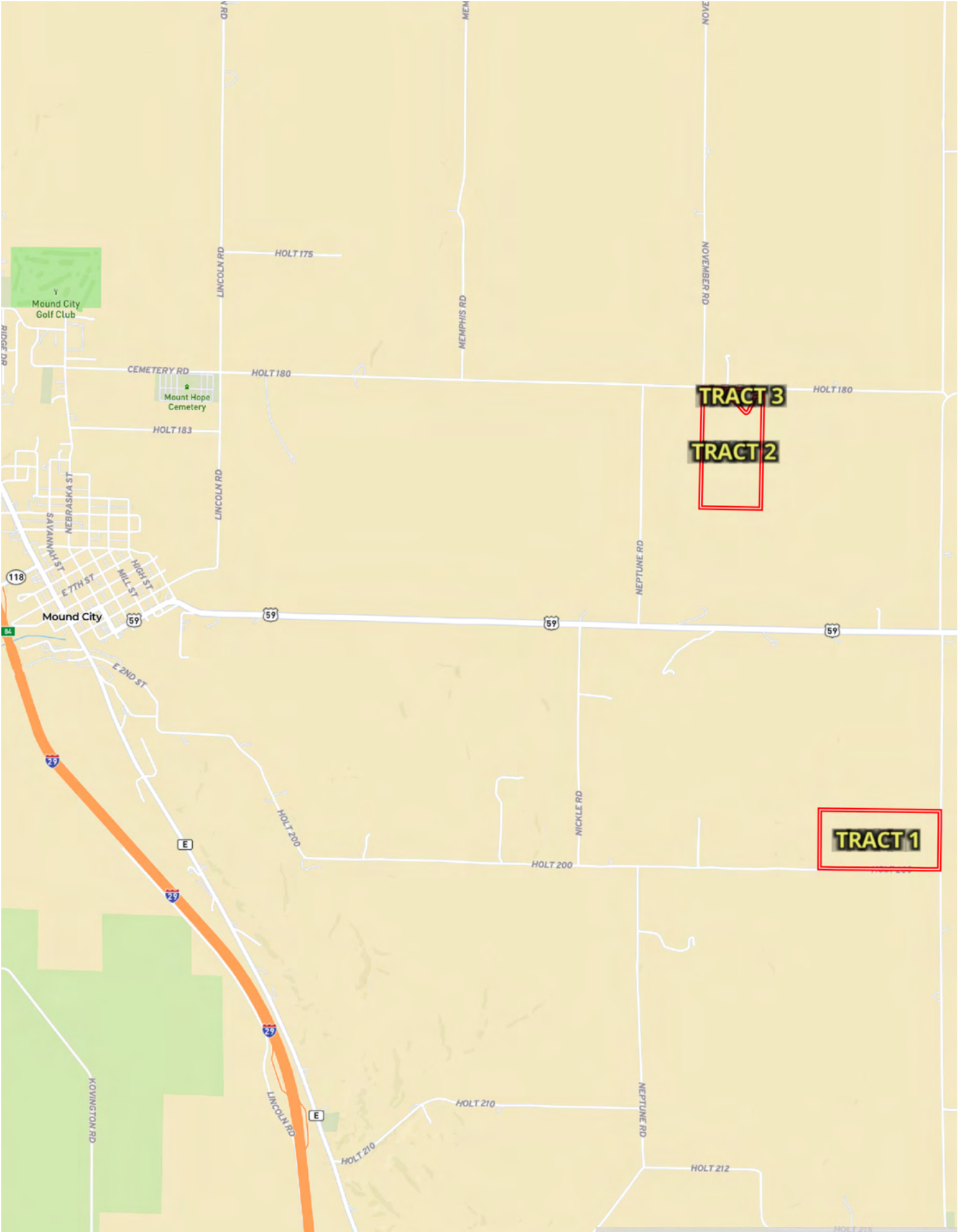
Tract 1: 100% crop acres under CRP Contract

Tract 2:	Base	Yield
Corn	68.9 acres	134 bushels

Tract 3: None (rural home site)

Additional Comments: A home Inspection is ordered and will be available upon written request.

Location Map

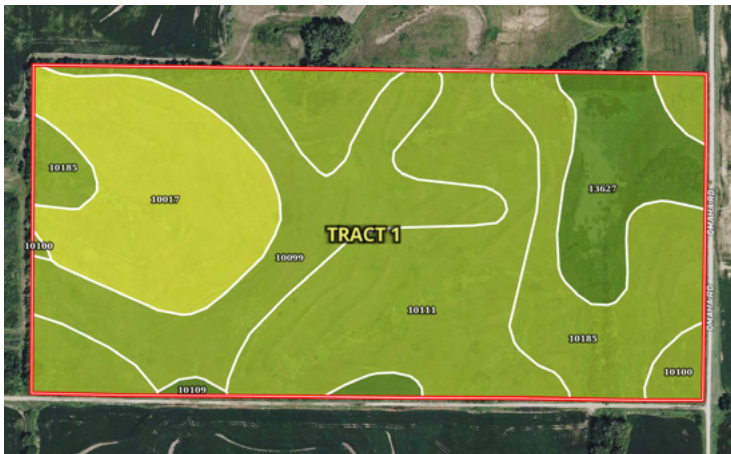


Tract 1:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10111	Monona silt loam, 9 to 14 percent slopes, eroded	21.89	28.37	0	78	3e
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	15.54	20.14	0	90	3e
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	14.57	18.88	0	72	4e
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	13.05	16.91	0	75	3e
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	7.68	9.95	0	76	2w
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	3.51	4.55	0	86	3e
10109	Monona silt loam, 2 to 5 percent slopes	0.91	1.18	0	88	2e
TOTALS		77.15(*)	100%	-	79.05	3.08



Tract 2:

Aerial Map



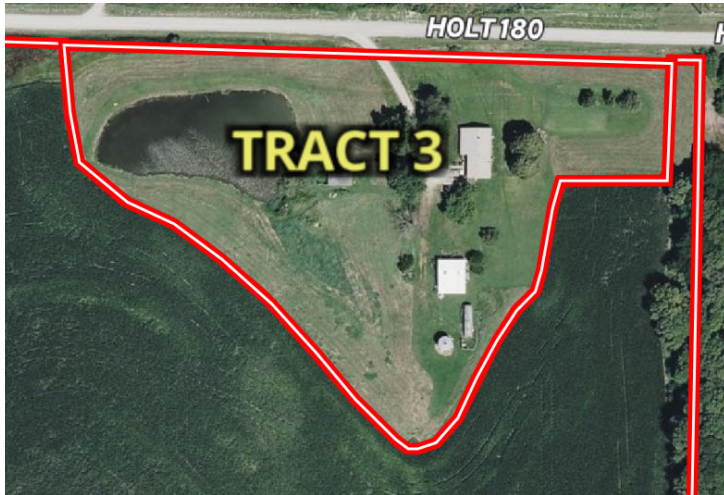
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10018	Exira silty clay loam, 9 to 14 percent slopes, eroded	45.43	61.98	0	84	3e
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	22.12	30.18	0	90	3e
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	4.75	6.48	0	75	3e
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	0.88	1.2	0	76	2w
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	0.12	0.16	0	86	3e
TOTALS		73.3(*)	100%	-	85.13	2.99

Tract 3:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10018	Exira silty clay loam, 9 to 14 percent slopes, eroded	3.61	66.85	0	84	3e
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	1.62	30.0	0	76	2w
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	0.17	3.15	0	75	3e
TOTALS		5.4(*)	100%	-	81.32	2.7



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 November 12, 2025 or such other date agreed to by the parties. Subject to current lease.

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 First American Security Title, Saint Joseph, MO.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American Title, 2301 Village Dr, Saint Joseph, MO 64506, 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). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on November 12, 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 First American Title, 2301 Village Dr, Saint 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 will pay 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 three 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: Willis E & Vona Jean Moorman Tr; Susanne Teel Trustee

Auctioneer: Van Schmidt

Additional Comments: Tract 1 sold as Tax Acres; Tracts 2 and Tract 3 sold as surveyed acres.

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, October 1, 2025 at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, October 8, 2025, with bidding concluding at the end of the live auction.

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