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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

151.60± Acres, Dekalb County, Missouri

Wednesday, August 26, 2026 | 10:00 AM

June Conley Memorial Building | 701 East Main Street, Maysville, MO 64469

Highlights:

- Highly tillable
- Creek and timbered area for sawlogs and hunting
- Excellent roads for grain transport



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, August 19, 2026 at 8:00 AM
Bidding closes | Wednesday, August 26, 2026 at close of live event

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

Property Information

Directions to the Property:

Two (2) miles north of Maysville on State Highway A lying to the East, also boarded on the south by County Road NE Glenwood Rd and the East by NE Baker Rd.

Legal Description:

All that part of SE 1/4 of SW 1/4, except a 2 rod wide strip along East side; all that part of S 44 acres of W 1/2 SE 1/4 lying S of South Lost Creek in Section 14-59-31 DeKalb County property tax office records the parcel number as 000007611400000000800.

Property Description:

This farm is easily accessible from State Highway-A along the west property line (Seller to install driveway) and a graveled road along the south and east sides of the farm providing good accessibility. Predominate soil type is Zook Silty Clay Loam giving a fairly level farm for easy of field operations. The South Lost Creek dissects the western side and becomes the northerly boundary for most of the farm. Timber along creek is typical native hard and soft wood, the under brush provides good deer browse and runs.

Farm Data:

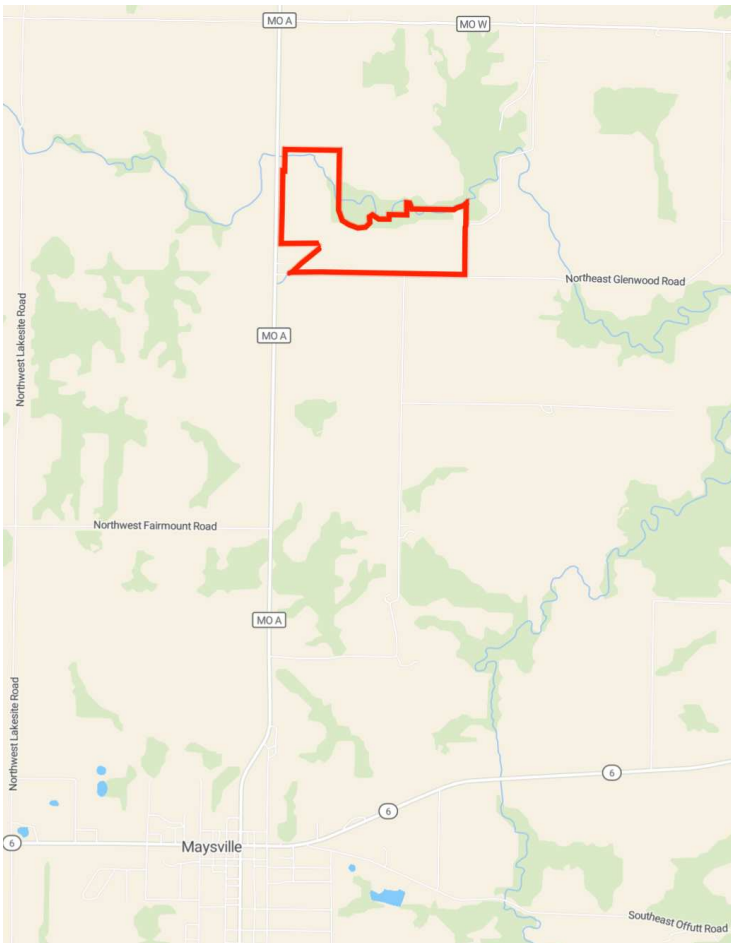
Cropland	133.79 acres
Non-crop	21.61 acres
Total	155.40 acres

FSA Information:

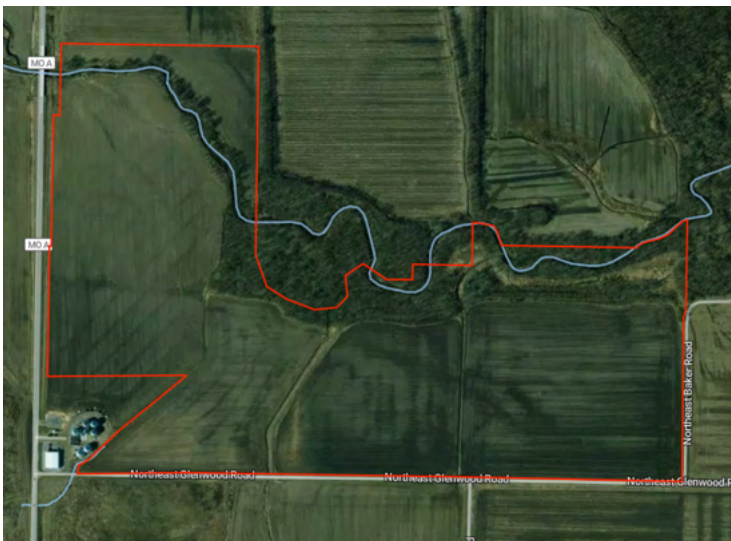
	Base	Yield
Corn	68.9 acres	100 bushels
Soybeans	68.9 acres	43 bushels
Grain Sorghum	68.9 acres	71 bushels

Taxes: \$465.66

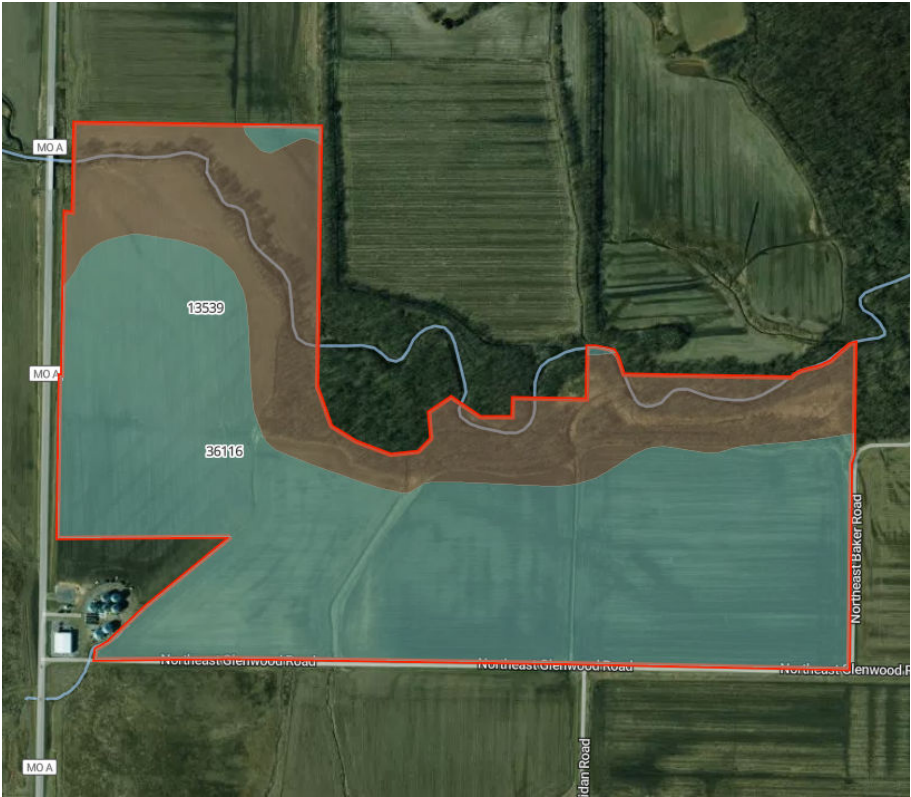
Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	69.5%	105.3	2w	--
●	13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	30.5%	46.1	3w	--



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: 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 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 First American Title Company, the required earnest payment. A owner's policy of title insurance in the amount of the contract price will be issued for title verification; both Seller and Buyer to equally share cost. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on September 26, 2026 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.

Auction Sales: The real estate will be offered in one individual tract. 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.

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.

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.

Seller: Linda Niendick and Lora Davison

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, August 19, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, August 26, 2026, 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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