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# ONLINE AUCTION

**187.2± Acres, Harrison County, Missouri**

**Online bidding starts Thursday, January 11, 2024, at 8:00 AM**

**Bidding closes Thursday, January 18, 2024, at 1:00 PM**

**To Register and Bid on this Auction, go to: [www.fncbid.com](http://www.fncbid.com)**

## Highlights:

- **Exceptional recreation opportunities**
- **Adjacent to Harrison County Lake**
- **Tremendous wildlife habitat**



**For additional information, please contact:**

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**Ken Springer, AFM, Agent | (316) 644-7918  
[KSpringer@FarmersNational.com](mailto:KSpringer@FarmersNational.com)**

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## Property Information

### Directions to Property:

Eight miles northwest of Bethany, Missouri, off of County Road W.

### Legal Description:

Generally, 187.2 Acres +/- , part of the west half of Section 29, Township 65 N, Range 28 W

### Property Description:

Here is your opportunity to own a sportsman's paradise, adjacent to Harrison County Lake and an easy drive from the Kansas City Metro. 187.2 +/- acres of prime Northwest Missouri hunting land! The property consists of thick bedding cover, as well as several non-CRP acres that can be developed into food plots, or construct a cabin for year-round enjoyment. There are multiple ponds on the property that can be stocked with your choice of fish species. Don't miss out on this property!

### CRP Information:

- 100 acres, due to expire September 30, 2027. Annual payment of \$15,320.00

### Farm Data:

CRP	100.00 acres
Timber	68.53 acres
Standing Grass	<u>18.67 acres</u>
Total	187.20 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Grain Sorghum	18.67 acres	58 bushels

- *Current Status: Grass Left Standing*
- *FSA Farm Number: 3047*
- *FSA Tract Number: 3367*
- *FSA Farmland: 180.47 acres*
- *Cropland: 118.67 acres*

### Taxes:

- \$358.48

## Property Location



**Aerial Map**



**Soils Map**



**Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30057	Gara loam, 14 to 18 percent slopes	110.87	62.44	0	68	6e
30061	Gara loam, 5 to 9 percent slopes	52.08	29.33	0	77	3e
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	7.85	4.42	0	66	3w
30169	Pershing silt loam, 5 to 9 percent slopes	6.77	3.81	0	73	3e
TOTALS		177.57(*)	100%	-	70.74	4.87





# Online Auction Terms

**Taxes:** Real estate taxes for 2023, payable in 2023, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**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 at closing on February 20, 2024, or such other date agreed to by the parties. Subject to acceptance and transfer of CRP contract.

**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 Grand River Title Company (Bethany, Missouri).

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Grand River Title Company (Bethany, Missouri) 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 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 is on February 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 Grand River Title Company (Bethany, Missouri).

**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) will 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 one individual tract. All bids are open for advancement starting Thursday, January 11, 2024, at 8:00 AM, until Thursday, January 18, 2024, 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 two minutes of the auction ending will automatically extend the auction two minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within two-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 the 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:** Steven and Patricia Marlatt; Thomas and Susan Marlatt

**Online Bidding Procedure:** This online auction begins on Thursday, January 11, 2024, at 8:00 AM. Bidding closes on Thursday, January 18, 2024, at 1:00 PM.

To register and bid on this auction go to: [www.FNCBid.com](http://www.FNCBid.com)

All bids on the tract 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.