

LAND FOR SALE BY BIDS

150.2+/- Acres • Saline County, Missouri

Bid Deadline: 5:00 PM, Thursday, February 17, 2022

Contact Agents for Details!

Highlights:

- Highly tillable tract
- Recreational opportunities with river frontage
- Close proximity to ethanol plant

L-2200126

Property Location: From Grand Pass Missouri, three miles east on Highway 65 to the intersection of Highway 65 and Copper Avenue. Travel north two miles to 295th Road. The farm is on the northeast of that intersection.

For additional information, please contact:

Ryan Sadler, AFM/Agent
Maryville, Missouri

Business: (660) 241-4133

RSadler@FarmersNational.com

www.FarmersNational.com/RyanSadler

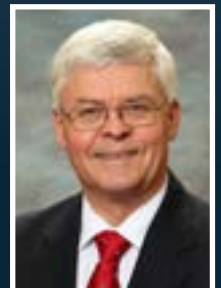


Ken Springer, AFM/Agent
Lee's Summit, Missouri

Business: (316) 644-7918

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Property Information

Property Description: Nice lying farm consisting of 145.7 tillable acres classified as NHEL. 137.41 tillable acres are levee protected with 8.29 tillable acres lying on the river side of the levee.

Legal Description: As per recorded deed: Generally described as 146.49 acres lying south of the Missouri River of Sec. 12-Twps 51-Rge 23 and the West 10 acres+/- in Sec. 7-Twps 51-Rge 22. Final acreage will be determined by survey.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	23.10 acres	44 bushels
Corn	77.50 acres	117 bushels
Soybeans	42.50 acres	35 bushels

Farm Data:

Cropland	145.7 acres
Non-crop	<u>10.79 acres</u>
Total	156.49 acres

2021 Taxes: \$1,028.69

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
66112	Waldron silty clay, 0 to 2 percent slopes, occasionally flooded	19.3	12.15	3w
99001	Water	0.0	0.01	8
13532	Haynie-Waldron complex, 0 to 2 percent slopes, occasionally flooded	33.3	20.93	2w
66011	Moville silt loam, 0 to 2 percent slopes, occasionally flooded	10.4	6.52	3w
13597	Booker clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	1.6	1.03	5w
66080	Darwin silty clay, 0 to 2 percent slopes, rarely flooded	89.7	56.31	3w
13501	Aholt clay, 0 to 2 percent slopes, occasionally flooded	4.9	3.06	3w
TOTALS		159.3	100%	2.81

FOR SALE BY BID TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Seller will pay those real estate tax installments due and payable through December 31, 2021.

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 March 17, 2022 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required by the successful bidder on the day of the sale. 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 Truman Title, Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Truman Title, Inc. 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 and any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 17, 2022 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 Truman Title, Inc.

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 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 until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Bid Procedure: Written bids will be received at the office of Farmers National Company agent, Ryan Sadler, up to 5:00 PM, on Thursday, February 17, 2022. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion. **Bids may be submitted by postal service: PO Box 314, Maryville, Missouri, 64468 or email: RSadler@FarmersNational.com.**

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 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: Jay Gilmore, Kelly Hoy, Nansee Baker, Susan Hoy



Bid Form

RE: Generally described as 146.49 acres lying South of the Missouri River of Sec. 12-Twps 51-Rge 23 and the west 10 acres+/- in Sec. 7- Twps 51-Rge 22. Final acreage will be determined by survey.

I/we hereby offer \$ _____ for the above referenced farmland. Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding** and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name

Address

City

State

ZIP code

Telephone number

Cell phone number

Email

Return no later than 5:00 PM, Thursday, February 17, 2022, to:

Ryan Sadler, AFM/Agent
Farmers National Company
PO Box 314
Maryville, Missouri 64468
Email: RSadler@FarmersNational.com

Phone: (660) 241-4133



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