

ONLINE ONLY REAL ESTATE AUCTION!

47.41 ac m/l in Montgomery County, MO

Latitude: 38.934852 Longitude: -91.309240

Township 48N, Range 4W, Section 12

98% Tillable Farm Land near Hwy E, Jonesburg



5%
Buyer's
Premium



**Bidding Opens June 1st at noon (12 pm) CDT
and Closes on June 8th at 2 pm CDT**

**Missouri
Land & Home**

Seller: Roy Hoelscher

Presented by:

United Country Missouri Land & Home

3600 I-70 Dr. SE, Ste. A, Columbia, MO 65201

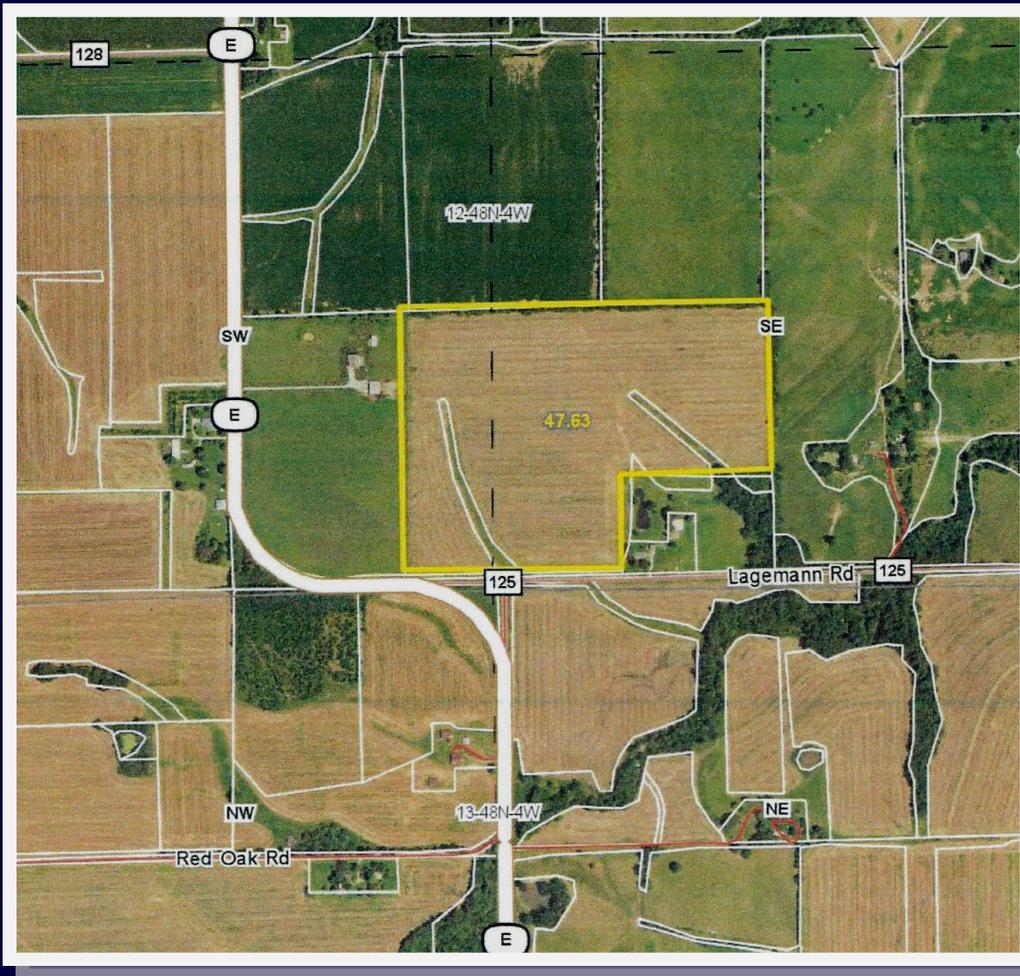
Phone: 573-474-8205 Toll Free: 800-895-4430

Fax: 573-474-8212

BID ONLINE at: www.MissouriLandAndHome.com

Marty Canterbury, Sales Associate - 573-220-4303

Kurt Hollenberg, Broker/Owner, 573-220-6155



47.41 Acres

98% Tillable

65% Mexico Silt Loam

35% Armster Loam

Located just off of Hwy E with county road frontage approximately 3 miles from I-70.

Online bidding begins June 1st at 12 pm CDT (noon).

Bidding closes on June 8th at 2 pm CDT.

Property sells with a 5% Buyer's Premium.

ONLINE REAL ESTATE AUCTION

The perfect investment property located just 2 miles north of I-70 on Hwy E in Montgomery County, MO.

47.41 acres with 46.2 being tillable leaves very little waste with more return for your dollar.

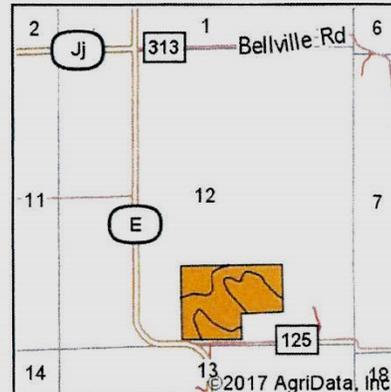
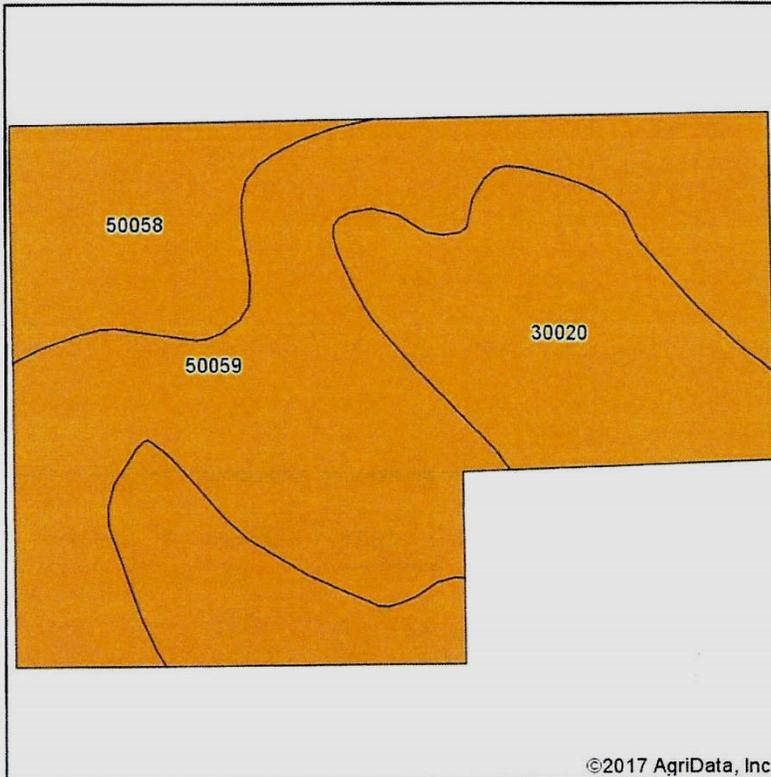
65% of the soil being Mexico Silt Loam and the other 35% being Armster loam.

You would be hard pressed to find a tillable property that is 98% tillable with this quality of soil.

2017 crop is on a 1/3 - 2/3 share crop.

Don't let this opportunity to buy a hard to find, highly tillable tract pass you by!

Soils Map



State: **Missouri**
 County: **Montgomery**
 Location: **12-48N-4W**
 Township: **Bear Creek**
 Acres: **47.63**
 Date: **4/17/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: MO139, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	NCCPI Overall
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	23.80	50.0%		Poorly drained	IIIe	57
30020	Armster loam, 5 to 9 percent slopes, eroded	16.73	35.1%		Moderately well drained	IIIe	58
50058	Mexico silt loam, 0 to 2 percent slopes	7.10	14.9%		Poorly drained	IIIw	68
Weighted Average							59

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



FARM: 5333

Missouri
Montgomery

U.S. Department of Agriculture
Farm Service Agency

Prepared: 4/17/17 10:27 AM
Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Farm Identifier: 5150=5332,5333
Recon Number: 2006 29139 9

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
48.59	46.22	46.22	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	46.22	6.7	0.0				

ARC/PLC

ARC-IC: NONE
ARC-CO: CORN, SOYBN
PLC: WHEAT
PLC-Default: NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	16.7		44	0.0
CORN	22.1		149	0.0
SOYBEANS	10.1		34	0.0
Total Base Acres:	48.9			

Tract Number: 9981 Description: 12/48/4

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
48.59	46.22	46.22	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	46.22	6.7	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	16.7		44	0.0
CORN	22.1		149	0.0
SOYBEANS	10.1		34	0.0
Total Base Acres:	48.9			

Owners: ROY HOELSCHER

Other Producers: None

S-12-T48N-R04W



5
46.22
HEL

S-13-T48N-R04W

All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Montgomery Co. FSA

WHT=WHEAT,SRW,GR C=CORN,YEL,GR
 SB=SOYBEANS,COM,GR (DC-Double Cropped)
 GS/MILO=SORGHUM,GRS,GR
 MXG=MIXFG,IGS(cool) NSG=MIXFG,NSG(warm)
 U21=MIXFG,IGS,UNIMPROVED
 T31=MIXFG,IGS,Timber
 FG=Forage Hay GZ=Grazed

*all non-irrigaed unless notated on Map

1:3,010

Program Year: 2017

Created: 2/21/2017

Flown: 2016-07-24



- clu
- crp
- plss

Farm 5333
Tract 9981

TERMS AND CONDITIONS OF AUCTION

1. Online Only Auction (ie Internet Auction) - The auction and the bidding shall be opened on Thursday, June 1st, 2017 at 12 pm (noon) CDT and bidding shall begin closing on Thursday, June 8th, 2017 at 2 pm CDT. Bid at www.MissouriLandAndHome.com.
2. It is recommended to all bidders to inspect the property prior to placing any bids in the auction. Property inspections are the responsibility of the bidders. Informational title work is available online.
3. By participating in this auction, bidders hereby agree that their bid shall **NOT BE SUBJECT** to the bidders ability to obtain financing. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property. Financing is **NOT** a contingency in the purchase agreement.
4. Buyer's Premium - **5% Buyer's Premium** shall be added to the final bid price placed online which will determine the Total Contract Sales Price for which they are obligated to pay for the property.
5. Winning bidder hereby agrees to enter into a Contract to Purchase the property within 24 hours of being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email or fax a Contract to Purchase the property. A signed copy of the contract must be received by United Country Missouri Land & Home within 24 hours of the end of the auction.
6. An escrow deposit of **Ten Percent (10%)** of the total contract purchase price (which includes the buyer's premium) must be received by Northeast Missouri Title within 48 hours of the close of the auction. Acceptable forms of payment include cashier's check, personal or corporate check or wire transfer. The balance will be due in full at closing.
7. Closing shall be on or by Monday, July 10, 2017, at Northeast Missouri Title , 106 N Sturgeon, Montgomery City, MO. Out of area buyers will be afforded the opportunity to close via email, mail and wire transfer of certified funds.
8. Property is being share cropped for 2017 crop season. Possession will be given following the harvest of the 2017 crop. Buyer will receive 1/3 of the crop proceeds by December 15th, 2017. Buyer responsible for 1/3 of fertilizer costs. The fertilizer expense will be deducted from the crop proceeds by December 15, 2017.
9. Title Insurance in the full amount of the purchase price will be provided by the seller. 2017 Real Estate Taxes will be prorated to the date of closing.
10. Under no circumstances shall Bidder have any kind of claim against United Country Missouri Land & Home, or anyone else if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company.
11. All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is-Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. **The property is being sold subject to all easements, covenants, conditions, zoning and any other existing matters. Please call if you have any questions regarding the restrictions on this property.**