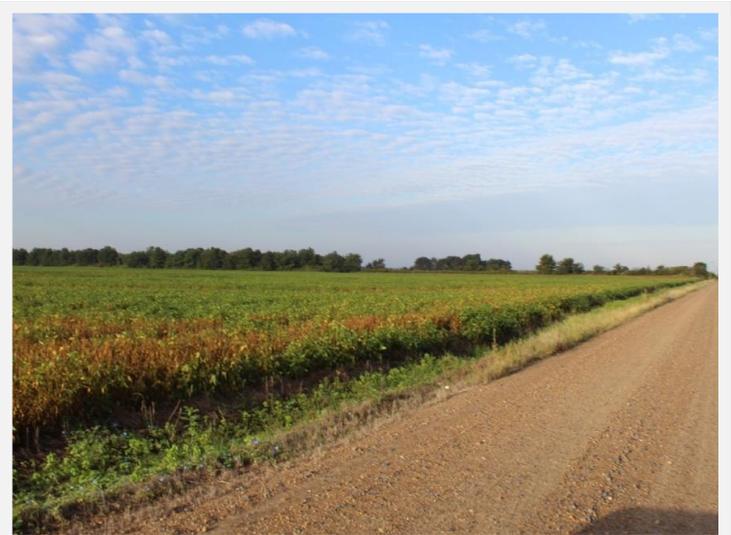
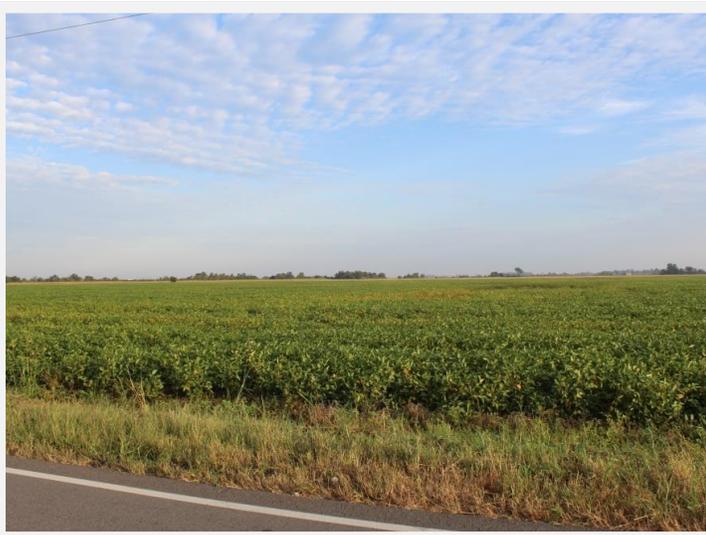


# 86 ac m/l Farm Land Auction in Pemiscot County, MO!

*Monday, November 18th at 10:00 am*

*At the Sam F Hamra Community Center,  
at the corner of E Main & N Walnut St, Steele, MO*



Selling as 2 Tracts

Tract 1 - 40 ac m/l - 95% Tillable Road on 2 Sides

Tract 2 - 46 ac m/l - 89% Tillable Road on 2 Sides

*Seller: Michael & Patrick Franklin*

*Presented by:*

**United Country Missouri Land & Home**

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

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

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

[www.MissouriLandAndHome.com](http://www.MissouriLandAndHome.com)

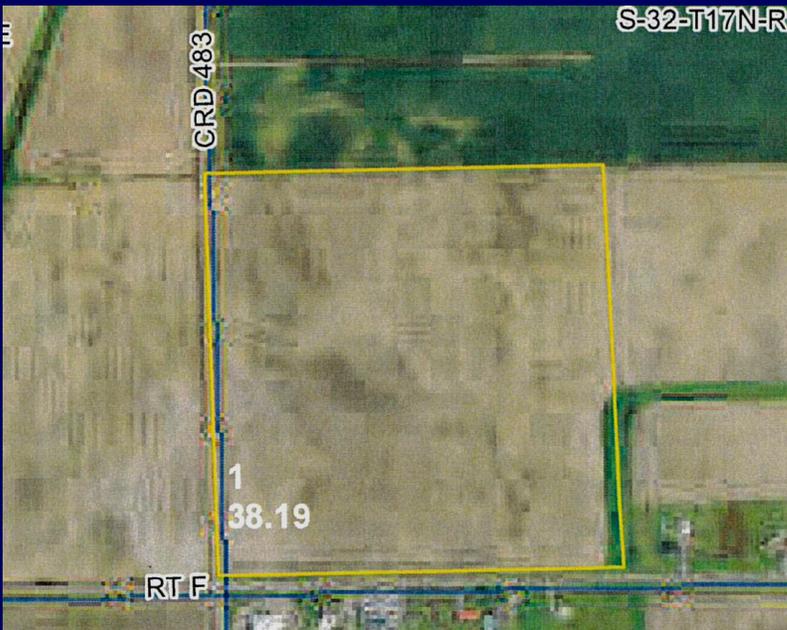


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**Missouri  
Land & Home**

S-32-T17N-R



# Tract 1

- ◇ Located at the corner of State Hwy F & Co Rd 483
- ◇ Roads on 2 sides
- ◇ Easy access
- ◇ Nearly Flat
- ◇ 38.19 ac FSA Tillable

Tract Number : 693  
 Description : C13 S32 T17 R11  
 FSA Physical Location : MISSOURI/PEMISCOT  
 ANSI Physical Location : MISSOURI/PEMISCOT  
 BIA Unit Range Number :  
 HEL Status : HEL determinations not completed for all fields on the tract  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : PATRICK C. FRANKLIN, MICHAEL C. FRANKLIN  
 Other Producers : None  
 Recon ID : None



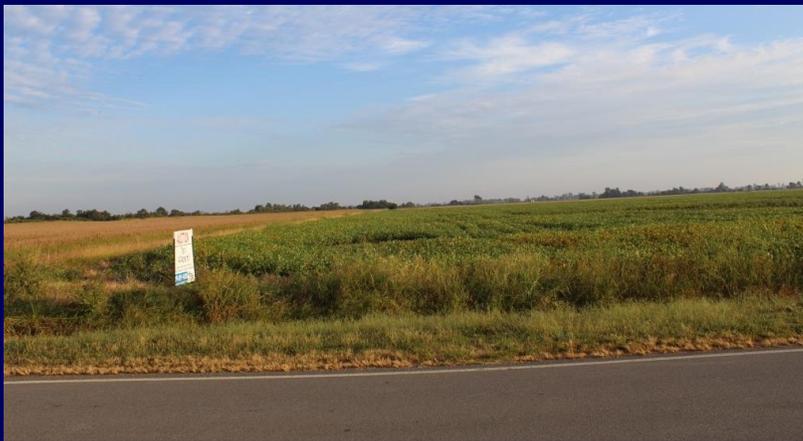
### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.19	38.19	38.19	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	38.19	2.20	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.50	0.00	41
Grain Sorghum	3.90	0.00	77
Soybeans	4.10	0.00	30
Seed Cotton	17.92	0.00	1202
Unassigned Generic Base	4.48	0.00	0

**TOTAL** 39.90 0.00



# Tract 2

- ◇ Located on Co Rd 488 between Co Rd 483 and the railroad tracks
- ◇ County Road access
- ◇ Good drainage
- ◇ 41.40 ac FSA Tillable



**Tract Number** : 669  
**Description** : C14 S8 T16 R11  
**FSA Physical Location** : MISSOURI/PEMISCOT  
**ANSI Physical Location** : MISSOURI/PEMISCOT  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : PATRICK C. FRANKLIN, MICHAEL C. FRANKLIN  
**Other Producers** : None  
**Recon ID** : None



### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
43.44	41.40	41.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	41.40	2.40	0.00	0.00	0.00	0.00

### Tract 669 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	10.30	0.00	41
Grain Sorghum	4.20	0.00	77
Soybeans	4.50	0.00	30
Seed Cotton	19.44	0.00	1202
Unassigned Generic Base	4.86	0.00	0
<b>TOTAL</b>	<b>43.30</b>	<b>0.00</b>	



MissouriLandAndHome.com



800-895-4430

## ***TERMS AND CONDITIONS OF AUCTION***

**Method of Sale:** United Country Missouri Land & Home will offer this property for public auction on Monday, November 18, 2019. Auction location will be at the Sam F Hamra Community Center, Steele, MO. At 10:00 AM, the property will be offered as 2 tracts. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Missouri Land & Home and/or the auctioneers. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. The Auctioneer reserves the right to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. The Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Sellers. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final and absolute without liability to any party. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer and Sellers.

**Acreage:** The acreages listed in this brochure are taken from the county records.

**Down Payment:** Buyer and Sellers will enter into a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for a 10% down payment in the form of a personal or corporate check, cashier's check with the balance of the purchase price due, in certified funds, on or before the date of closing. Contracts will contain **no financing or inspection contingencies** and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Escrow payments will be made payable to Pemiscot Co Abstract & Invest, Caruthersville, MO.

**Approval of Bids:** Seller is serious about selling this property at this auction, but does reserve the right to accept or reject the final bid on this property. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the seller, shall constitute a binding contract between the Buyer and the Sellers. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

**Deed and Evidence of Title:** Seller will furnish title insurance in the amount of the selling price and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). Customary closing fees will apply to both Seller's and Buyer's transactions. Informational title commitments reflecting the public record will be made available for potential buyer for review on day of auction or, by request, earlier.

**Easements:** The property is being sold subject to all easements, covenants, conditions, zoning and any other existing matters.

**Closing:** Property will close on or before the 18th of December, 2019 at Pemiscot Co Abstract & Invest, 404 Carleton Ave, Caruthersville, MO.

**Possession:** Possession shall be delivered at closing.

**Mineral Rights:** All mineral rights owned by the Sellers will be conveyed to the Buyer.

**Real Estate Taxes:** The 2019 Property Taxes shall be paid by Seller.

**Property Inspections:** Viewing times can be arranged with United Country Missouri Land & Home. Property is sold "**AS IS - WHERE IS**" and Buyer should take time to examine this property thoroughly and rely on their own judgment. The only guarantee from the Seller is a valid, good and marketable title to the property. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. Auctioneers, United Country Missouri Land & Home or its agents are not responsible for any representation made by Sellers or their employees and are not responsible for accidents on the sale property should any occur.

**Agency:** United Country Missouri Land & Home and/or the Auctioneers represent the Seller only.

**Disclaimer:** Announcements made by United Country Missouri Land & Home and/or their auctioneers during the time of the sale take precedence over any previously printed materials or any other oral statements made. The information in this brochure 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. Neither the Seller nor United Country Missouri Land & Home or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty.

**Sellers: Michael & Patrick Franklin**