

90 ac +/- Farm Land Auction in Saline County, MO!

Thursday, April 9th at 10:00 am

At the Martin Community Center, 1985 South Odell, Marshall, MO



90 Acres +/- with 83.76 FSA Cropland Acres

Having decided to downsize their farming operation,
Ruth & Roger Gregory are selling this farm at public auction.

Presented by:

United Country Missouri Land & Home

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

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

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**Missouri
Land & Home**



Tract Number: 8761 **Description** E12/1A S31 T50 R22, S36 T50 R23
FSA Physical Location : Saline, MO **ANSI Physical Location:** Saline, MO
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
88.97	83.76	83.76	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	83.76	1.2	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.94	63	0.0
CORN	32.66	143	0.0
SOYBEANS	34.58	50	0.0
Total Base Acres:	70.18		

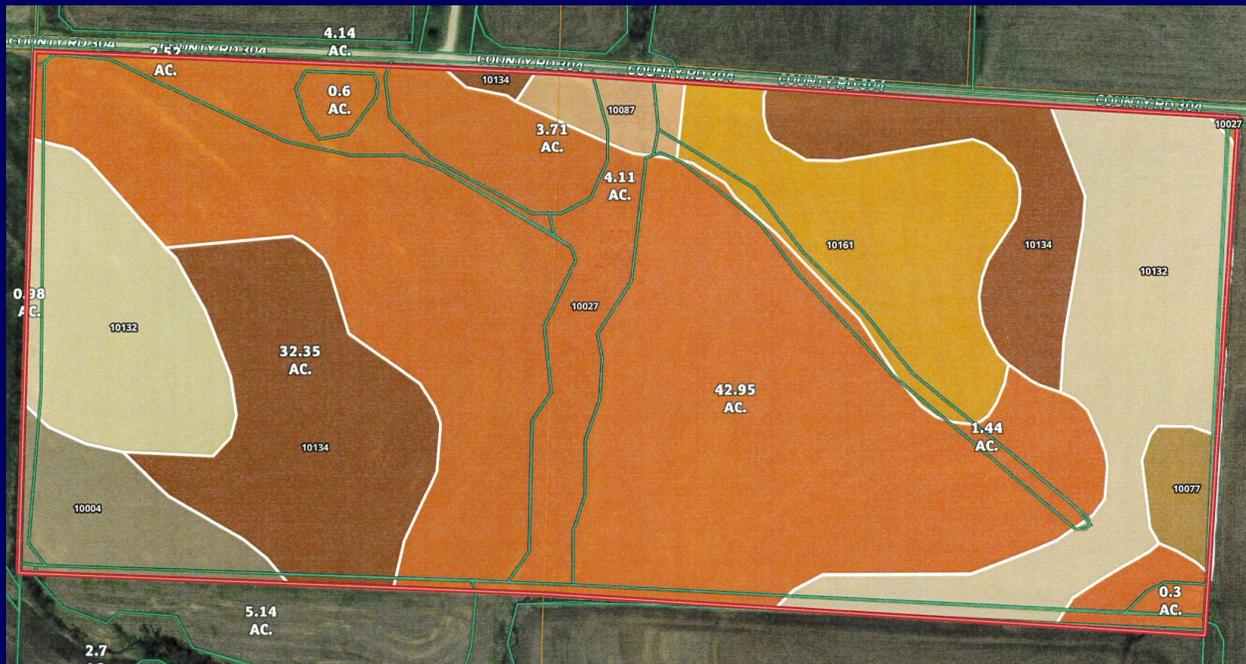
90 ac +/- Row Crop Farm Auction
April 9th at 10 am
MissouriLandAndHome.com
800-895-4430



This farm has been in Ruth Gregory's family for over 50 years and now we have the opportunity to offer it to you at auction!



Tiled and terraced, this 90 ac +/- farm is comprised of 83.76 FSA Cropland acres, making it 93% tillable! Mostly comprised of Higginsville and Sibley silt loams, you know it will be a productive farm for your operation and is ready for you to plant for the 2020 crop season! Note the quick closing date, assuring you time to get in the field quickly.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
10077	Macksburg silt loam, 0 to 5 percent slopes	1.2	1.34	2e
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	45.3	50.06	3e
10132	Sibley silt loam, 2 to 5 percent slopes	17.1	18.84	2e
10161	Greenton silt loam, 5 to 9 percent slopes, eroded	7.9	8.67	3e
10134	Sibley silt loam, 5 to 9 percent slopes, eroded	14.1	15.56	3e
10004	Arispe silt loam, 5 to 9 percent slopes, eroded	3.6	3.99	3e
10087	Mandeville silt loam, 5 to 9 percent slopes, eroded	1.4	1.54	3e
TOTALS		90.6	100%	2.8

TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Thursday, April 9th, 2020. Auction location will be at the Martin Community Center, Marshall, MO. At 10:00 AM, the property will be offered in its entirety. 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 Truman Title, Marshall, 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: Buyer and Seller will each pay half of the cost of title insurance in the amount of the selling price and Seller will 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 30th of April, 2020 at Truman Title, 31 N Lafayette Ave, Marshall, 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 2020 Property Taxes shall be prorated to day of closing.

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: Ruth & Roger Gregory