

140 ac +/- Farm Land Auction

MO 129, Bucklin, MO - Macon County

Wednesday, July 22nd at 10:00 am

At the New Cambria Livestock Center, New Cambria, MO



140 Acres +/- with 87.27 FSA Cropland Acres

George & Claudine Behrman, Sellers

Presented by:

United Country Missouri Land & Home

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

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 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5663
 Prepared: 6/4/20 11:52 AM
 Crop Year : 2020

Tract 4141 Continued ...

WL Violations : None
 Owners : GEORGE W BEHRMAN REV TRUST
 Other Producers : JORGE BRIAN COE
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
140.76	87.27	87.27	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	87.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	27.30	0.00	34
Grain Sorghum	21.40	0.00	65
TOTAL	48.70	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

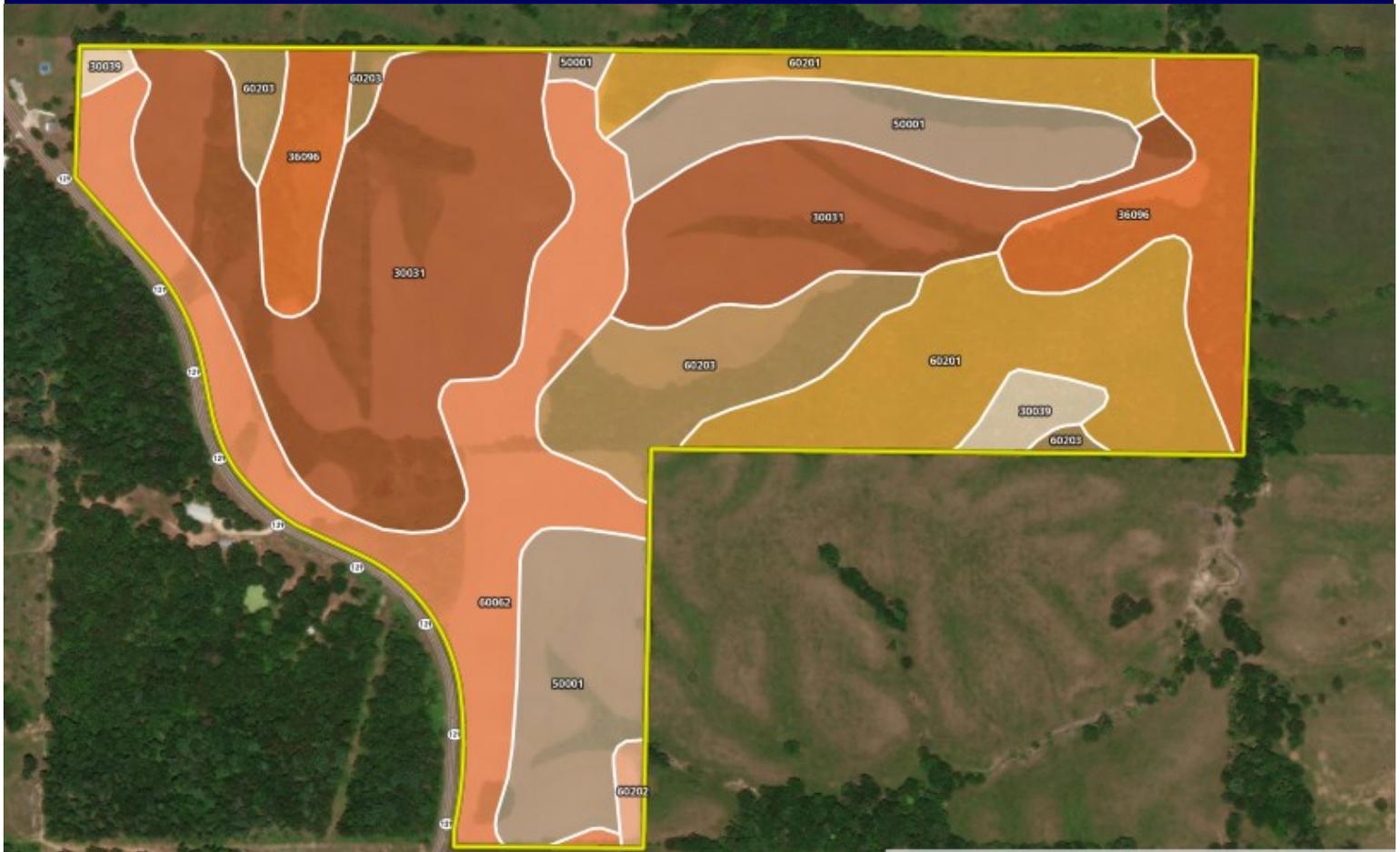
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Tillable Farm with Hunting Potential in Macon County!



Located along MO -129 just south of Hwy 36, this 140 acre +/- farm is a combination property with both tillable acreage and wooded areas. 87.27 acres of FSA Tillable gives you good income with the timber providing some high quality hunting.



Boundary 139.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
60203	Purdin loam, 14 to 20 percent slopes, eroded	12.4	8.84	6e
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	14.1	10.11	3w
30039	Armstrong loam, 9 to 14 percent slopes, eroded	2.4	1.71	4e
60201	Purdin clay loam, 20 to 35 percent slopes, eroded	22.2	15.91	4e
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	45.1	32.23	6e
50001	Armstrong loam, 5 to 9 percent slopes, eroded	19.9	14.2	4e
60202	Purdin loam, 14 to 20 percent slopes	0.8	0.54	6e
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	23.0	16.48	3e
TOTALS		139.8	100%	4.57



TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Wednesday, July 22, 2020. Auction location will be at the New Cambria Livestock Center, New Cambria, 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 American Title & Abstract Company, Macon, 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). Buyer and Seller will each pay half of the customary closing costs. Informational title commitments reflecting the public record will be made available for potential buyer for review on day of auction or earlier by request.

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 21st of August, 2020 at American Title & Abstract Co, 111 N Rollins, Macon, MO 63552.

Possession: Possession shall be delivered following harvest of 2020 Crop Season. There are no current hunting leases on the property.

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. United Country Missouri Land & Home, or the Auctioneers or Agents are not responsible for any representation made by Sellers 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.

Seller: George & Claudine Behrman