

# 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**



**Missouri  
Land & Home**

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

**Seller: Roy Hoelscher**

***Presented by:***

**United Country Missouri Land & Home**

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

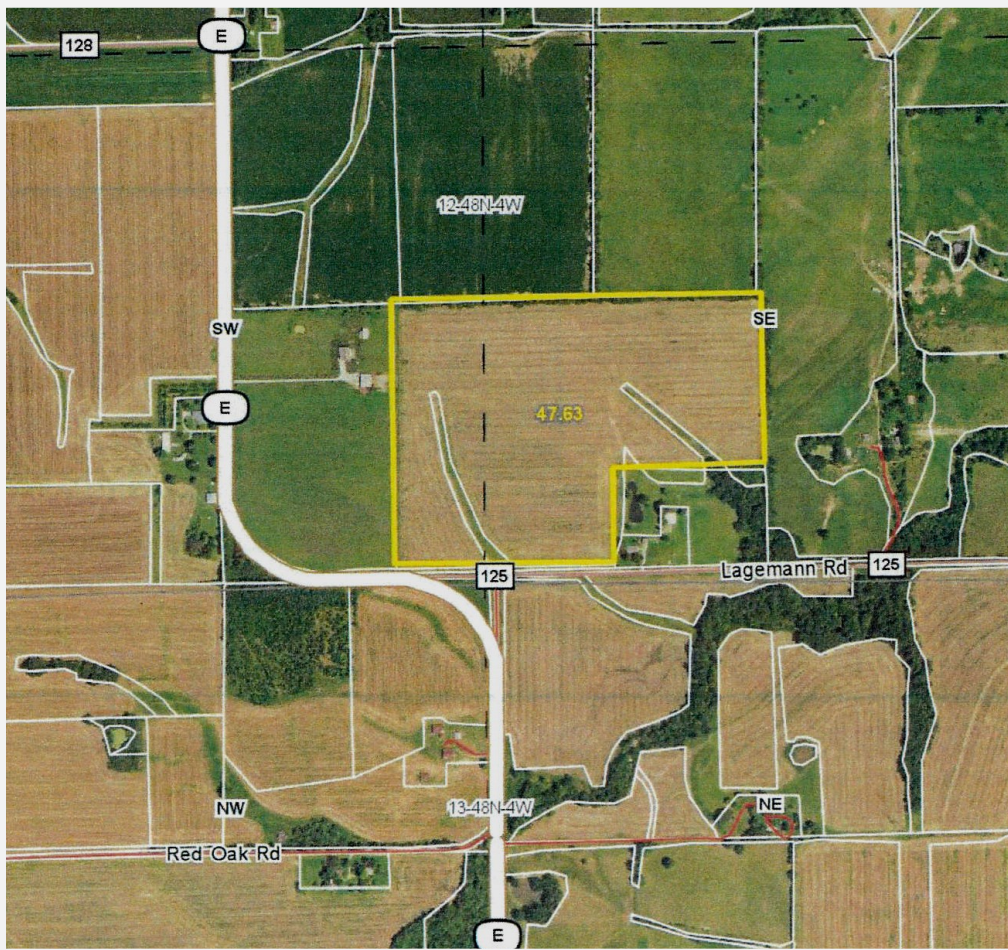
**Phone: 573-474-8205 Toll Free: 800-895-4430**

**Fax: 573-474-8212**

***BID ONLINE at: [www.MissouriLandAndHome.com](http://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.**

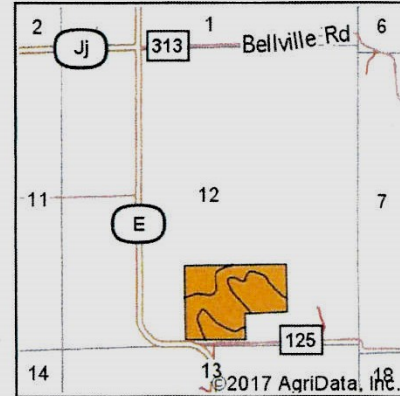
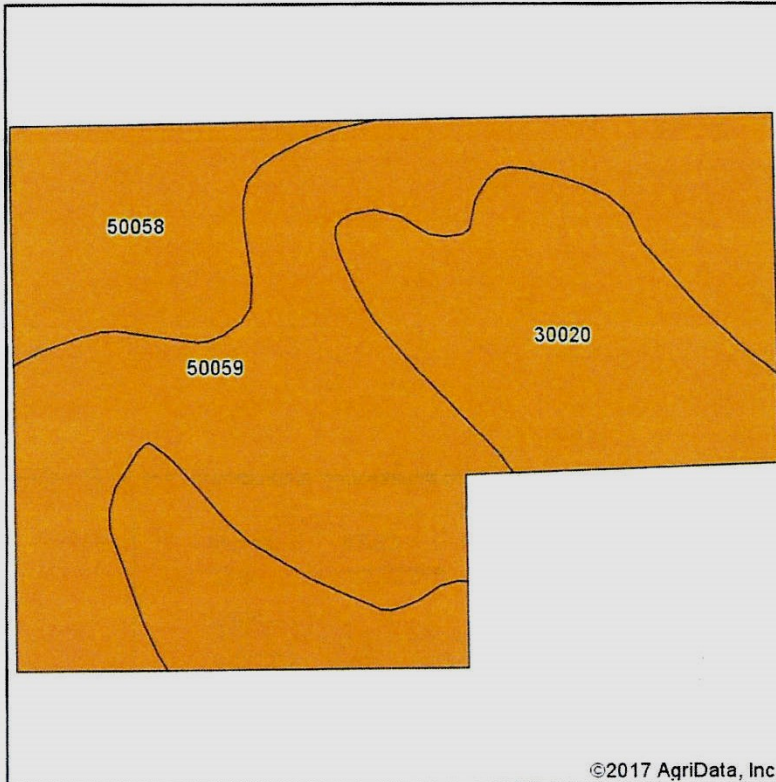
**You would be hard pressed to find a tillable property that is  
98% tillable with this quality of soil.**

**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**



Missouri  
Land & Home

Maps Provided By:



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          | IIle             | 57            |
| 30020            | Armster loam, 5 to 9 percent slopes, eroded     | 16.73 | 35.1%            |                      | Moderately well drained | IIle             | 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.



Missouri  
Montgomery

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 5333  
Prepared: 4/17/17 10:27 AM  
Crop Year: 2017  
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<br>NONE | ARC-CO<br>CORN , SOYBN | PLC<br>WHEAT | PLC-Default<br>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



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-irrigated 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](http://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.**