

433 ac m/l Farm Land Auction!

11093 Old Hwy 124E, Hallsville, MO - Boone County

Tillable Farm Land with Lakes and Blacktop Frontage



Auction will be held on Wednesday, March 20th at 10 am

at the Hallsville Community Center, 324 E Hwy 00, Hallsville, MO

Viewing Day will be Saturday, February 23rd from 10 am to 12 noon

Seller: Yellow Dog Properties LLC



**Missouri
Land & Home
800-895-4430**

United Country Missouri Land & Home

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

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

www.MissouriLandAndHome.com

Kurt Hollenberg, Broker - 573-220-6155

Opportunity to purchase tillable farm land in northern Boone County, MO!

Farm land with blacktop frontage available for the 2019 Crop Season. Both tracts have lakes that have been used for irrigation in the past. Rural water available for both tracts as well. Only 20 minutes from Columbia, you could build your dream home on either tract and still have plenty of acreage to farm, hunt and fish! Predominately Leonard silt loam, Mexico silt loam & Keswick silt loam. Property will be surveyed prior to auction and will sell per deeded acre. 6.5 miles south of Centralia and just 2 miles to Rt. Z makes for easy to access!

Don't miss out!

Call with any questions.





Tract 1 - 300 ac m/l

Tract 2 - 133 ac m/l



2018 Real Estate Taxes were \$1,786.13 for the entire 433 ac +/-.

FARM: 3053

Missouri
Boone

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

Prepared: 1/24/19 11:44 AM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

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.

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
433.34	342.04	342.04	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	342.04	0.0	0.0				

ARC-IC NONE		ARC-CO NONE		ARC/PLC WHEAT, CORN, SORGH		PLC-Default NONE	
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	65.0		44	0.0
CORN	21.4		88	0.0
GRAIN SORGHUM	20.6		72	0.0
Total Base Acres:	107.0			

Tract Number: 8193 Description: O5/1A SEC 9/10 T50N R11W

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
433.34	342.04	342.04	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0				0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
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Total Base Acres:	107.0			

Owners: YELLOW DOG PROPERTIES LLC

Other Producers: CARL MASON SOUTH

Tract 1 - 300 ac m/l with 240.15 ac FSA Tillable

Located at the corner of Davenport Rd & Old Hwy 124E, Hallsville, MO
Blacktop Frontage & County Rd Frontage - Income Producing Farm Land

19 ac m/l Lake (previously used for irrigation)

Hunting, Fishing, Farm & Home Site Potential

Rural Water Available

Predominately Leonard & Mexico silt loam with some Keswick, Moniteau & Wilbur silt loam

Available for 2019 Crop Season



Tract 2 - 133 ac m/l with 101.89

Located on Old Hwy 124E, Hallsville, MO just east of Tract 1

Blacktop Frontage - Income Producing Farm Land

14 ac m/l Lake (previously used for irrigation)

Hunting, Fishing, Farm & Home Site Potential

Rural Water Available

Predominately Leonard, Keswick & Mexico silt loam with some Hatton silt loam

Available for 2019 Crop Season



TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Wednesday, March 20, 2019. Auction location will be at the Hallsville Community Center, 324 E Hwy 00, Hallsville, MO. At 10:00 AM, the property will be offered as two 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. Property will be surveyed and sold per surveyed acre.

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 Boone Central Title, Columbia, 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 15th of April, 2019 at Boone Central Title, 601 E Broadway, Columbia, 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 prorated to date of closing.

Property Inspections: Viewing day is Saturday, February 23rd from 10 am to 12 noon. Additional 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.



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Land & Home**