

# 132 ac +/- Pasture & Hunting Land Auction

30544 Abbey Ave, Bucklin, MO - Macon Co

*Wednesday, July 22nd at 10:00 am*

*At the New Cambria Livestock Center, New Cambria, MO*



## 132 Acres +/- Pasture and Timber Land

**Seller: Jorges Trust**

*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)



**Missouri  
Land & Home**





This property  
 sells  
 immediately  
 following the  
 sale of the  
**Behrman  
 Farm**

For more information  
 call  
**Kurt Hollenberg,**  
 Broker  
 573-220-6155 cell  
 Or  
 800-895-4430 office



MISSOURI  
 LINN  
 Form: FSA-156EZ


 United States Department of Agriculture  
 Farm Service Agency

FARM : 5664  
 Prepared : 6/4/20 1:15 PM  
 Crop Year : 2020

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
 Farms Associated with Operator : 29-115-5663, 29-115-5664  
 CRP Contract Number(s) : None  
 Recon ID : 29-115-2018-17  
 Transferred From : None  
 ARCPLC G/WF Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
132.92	81.03	81.03	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	81.03	0.00		0.00		0.00	0.00	0.00

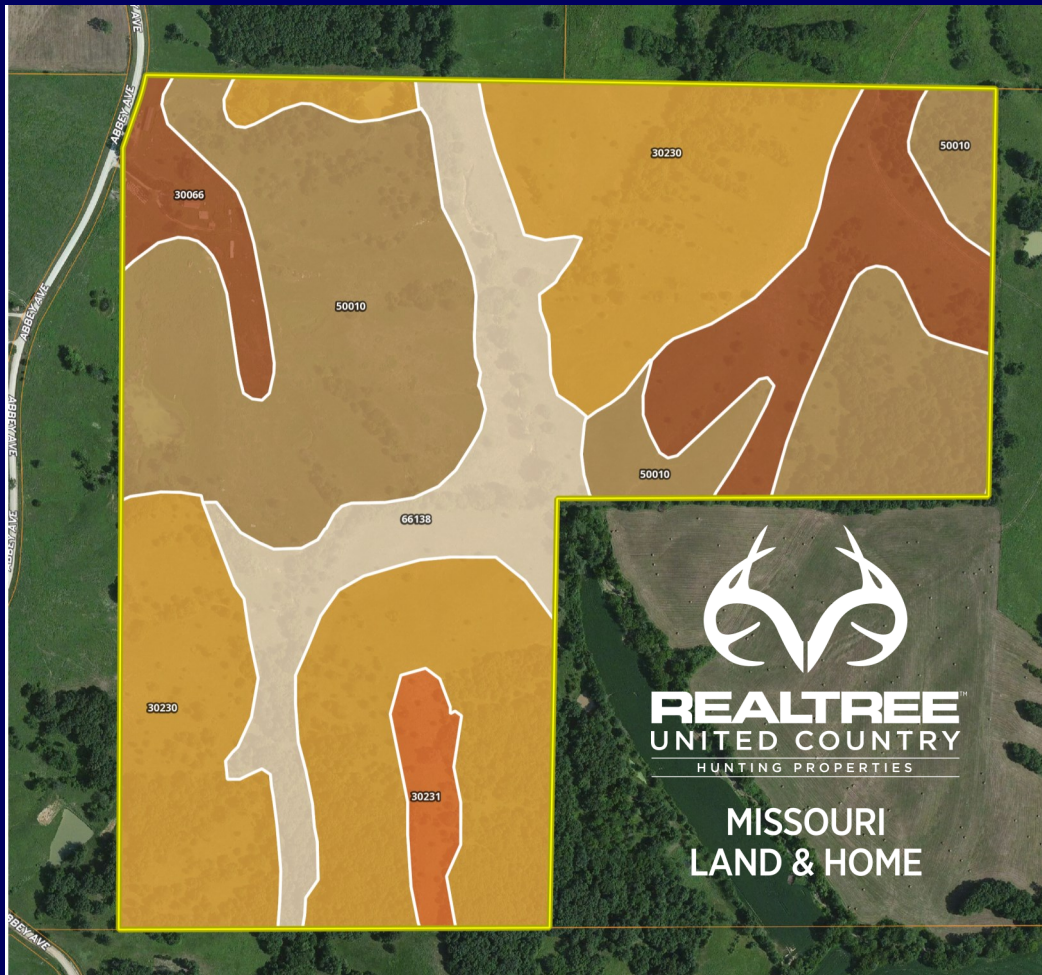
Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	17.00	0.00	34	
Grain Sorghum	13.40	0.00	65	
<b>TOTAL</b>	<b>30.40</b>	<b>0.00</b>		





Great pasture farm with hunting opportunities in Macon County, MO!  
 This 132 acre +/- grass farm lies just south of Hwy 36 and is ready for your livestock today! Additionally, there is a 16 X 80, 3 BR, 1 BA Mobile Home situated at the entrance of the farm along Abbey Rd just south of Hwy 36.



Boundary 131.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
50010	Winnegan loam, 14 to 20 percent slopes, eroded	42.4	32.25	6e
30231	Winnegan loam, 5 to 9 percent slopes	3.1	2.33	3e
66138	Piopolis silty clay loam, 1 to 3 percent slopes, frequently flooded	17.5	13.34	3w
30230	Winnegan loam, 20 to 35 percent slopes, eroded	51.9	39.45	6e
30066	Gorin silt loam, 2 to 5 percent slopes	16.6	12.63	2e
TOTALS		131.5	100%	5.02

## ***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 21<sup>st</sup> of August, 2020 at American Title & Abstract Co, 111 N Rollins, Macon, MO 63552.

**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. 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: Jorges Trust**