

781 ac m/l Farm Land Auction in Chariton & Randolph Counties!

Thursday, November 14th at 10:00 am

At the Knights of Columbus Hall, 311 E Patterson, Salisbury, MO



Viewing Day: October 18th from 10 am to 3:30 pm
or by appointment.

See viewing day locations & times on each tract description.

Sellers: Susie Racine & the Late William Hartzell

Presented by:

United Country Missouri Land & Home

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

Matt Thurman, Sales Associate, 660-888-8020

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

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

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- ◇ **Tract 1**
- ◇ Located north of Keytesville
- ◇ County Roads on 2 sides
- ◇ Easy access
- ◇ Terraced with waterway
- ◇ Public water available
- ◇ 78 ac m/l
- ◇ 72.94 ac FSA Tillable

Tract Number: 8585		Description: S20 T54 R18				
FSA Physical Location: Chariton, MO		ANSI Physical Location: Chariton, 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
78.62	72.94	72.94	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	72.94	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
SOYBEANS	71.9		31	0.0		
Total Base Acres:		71.9				





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Viewing Day Information

October 18th from 10 - 12:30

Meet at intersection of Co Rd 234 & 227

Tract 2

- ◇ Located north of Salisbury
- ◇ Located on Co Rd 342
- ◇ County Road access
- ◇ Some creek bottom soils
- ◇ 164 ac m/l
- ◇ 136.98 ac FSA Tillable



Tract Number: 3095 Description P10/1A S20/21 T54N R16W
 FSA Physical Location : Chariton, MO ANSI Physical Location: Chariton, MO
 BIA Range Unit Number:
 HEL Status: HEL Determinations not complete
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
164.71	136.98	136.98	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	136.98	2.2	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	14.0		42	0.0
SOYBEANS	124.5		31	0.0
Total Base Acres:	138.5			



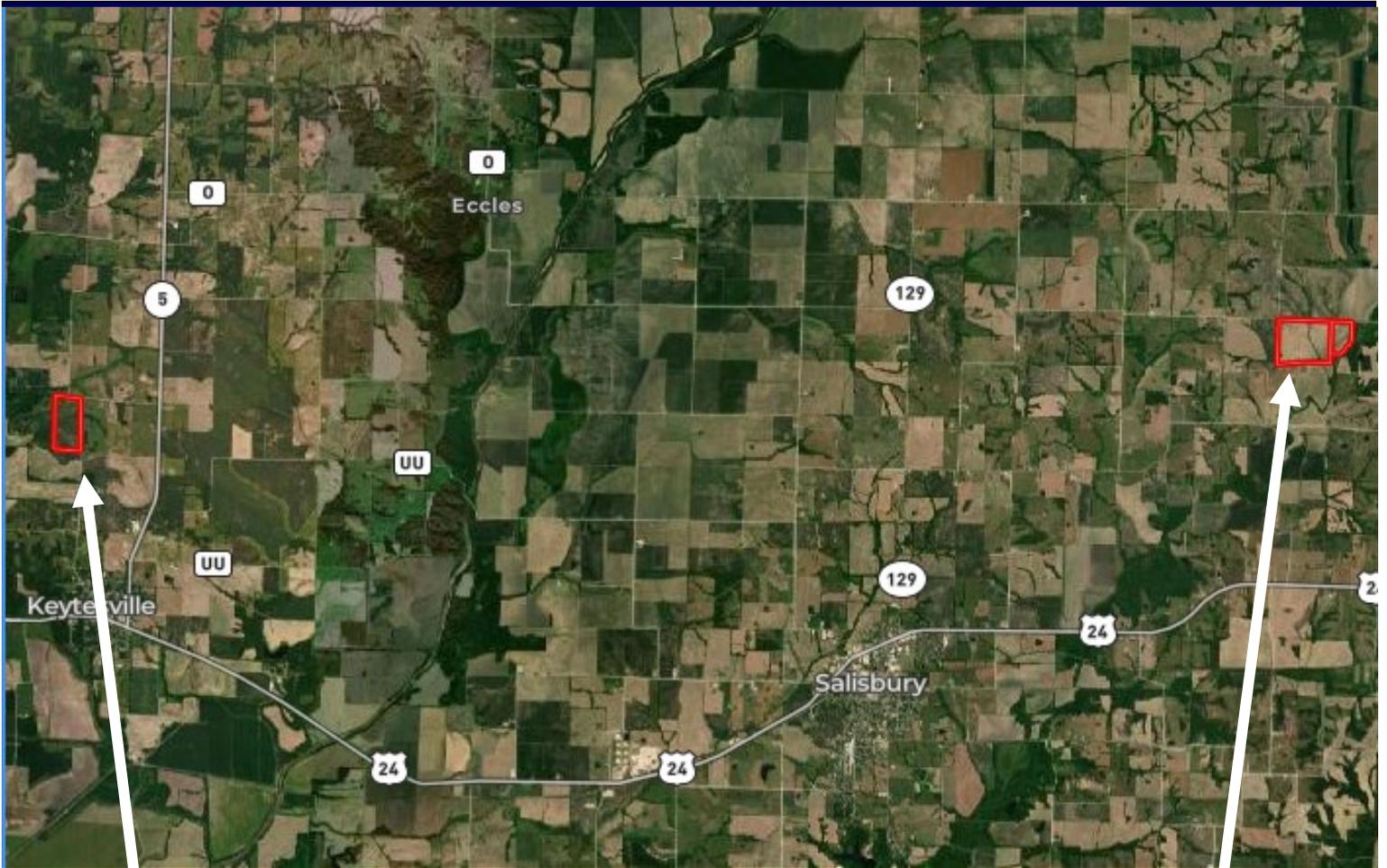
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Viewing Day Information

October 18th from 10 - 12:30

Meet at building site on Co Rd 342



Tract 1

78 ac m/l



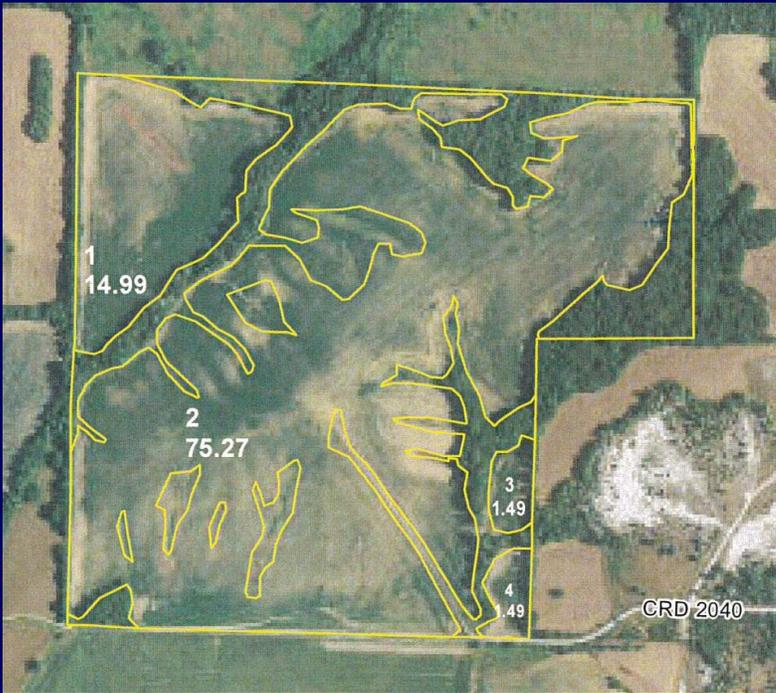
North Tracts

Viewing Oct 18th
10 am - 12:30 pm

Tract 2

164 ac m/l





- ◇ **Tract 3**
- ◇ **Located southeast of Salisbury**
- ◇ **Located on Co Rd 2040**
- ◇ **Just off Hwy 3 west of the Quarry with private drive**
- ◇ **Rolling terrain with tillable and some hunting**
- ◇ **120 ac m/l**
- ◇ **93.24 ac FSA Tillable**



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Viewing Day Information

October 18th from 1 - 3

Meet at property on
Co Rd 2040

Tract Number: 7584		Description C8/2B S8 T53 R15 29-175				
FSA Physical Location : Randolph,		ANSI Physical Location: Randolph, MO				
BIA Range Unit Number:						
HEL Status: HEL Determinations not complete						
Wetland Status: Wetland determinations not complete						
WL Violations: None						
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.27	93.24	93.24	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	93.24	1.5	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	18.1		42	0.0		
CORN	17.8		106	0.0		
GRAIN SORGHUM	0.2		76	0.0		
SOYBEANS	58.6		31	0.0		
Total Base Acres:	94.7					



Tracts 4 & 5 in Chariton & Randolph Counties

Tract 4 - 220 ac m/l will be surveyed prior to auction and sold per surveyed acre

Tract 5 - 199 ac m/l will be surveyed prior to auction and sold per surveyed acre

See proposed boundary line below.



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Tract Number: 10108 Description
 FSA Physical Location : Chariton, MO ANSI Physical Location: Chariton, 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
315.08	294.3	294.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	294.3	1.42	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	83.52		42	0.0		
SOYBEANS	0.5		31	0.0		
Total Base Acres:		84.02				

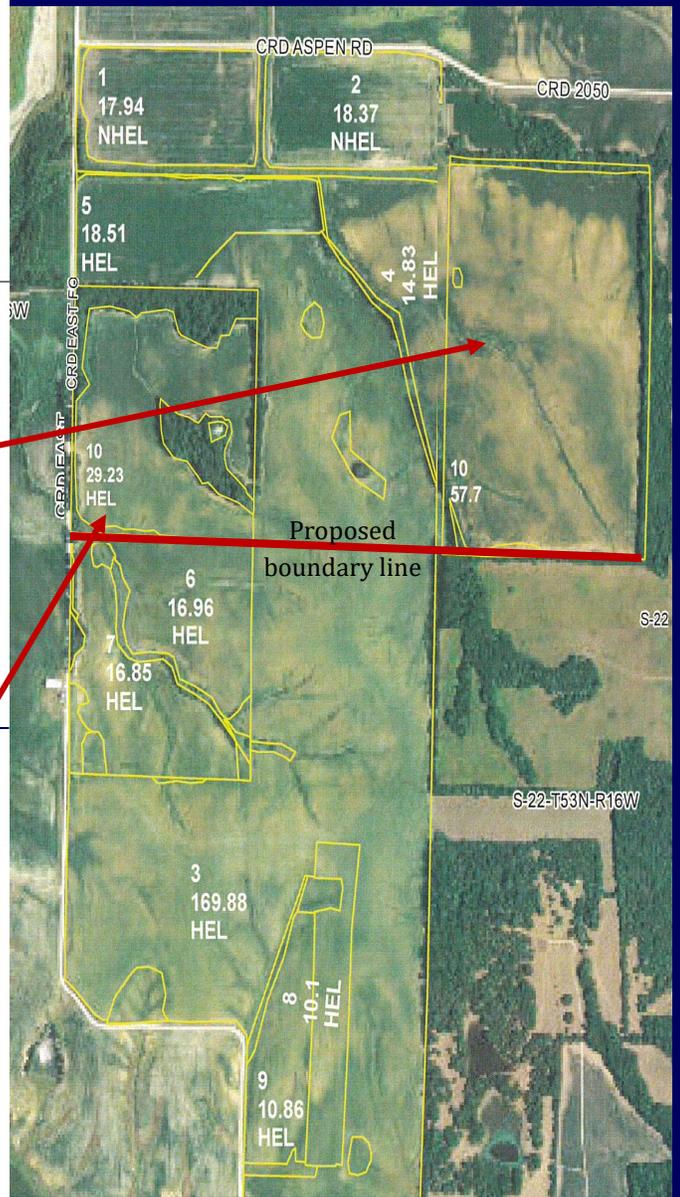
Owners: RACINE, SUSIE
 Other Producers: ENDERLE INC

Tract Number: 10109 Description
 FSA Physical Location : Randolph, MO ANSI Physical Location: Randolph, MO
 BIA Range Unit Number:
 HEL Status: HEL Determinations not complete
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
59.79	57.7	57.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	57.7	0.28	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	16.38		42	0.0		
SOYBEANS	0.1		31	0.0		
Total Base Acres:		16.48				

Tract Number: 7674 Description P12/2B S9 16 21 T53N R16W
 FSA Physical Location : Chariton, MO ANSI Physical Location: Chariton, 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
40.44	29.23	29.23	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	29.23	0.5	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	4.3		42	0.0		
CORN	11.9		106	0.0		
SOYBEANS	13.5		31	0.0		
Total Base Acres:		29.7				



◇ Tract 4

- ◇ Located southeast of Salisbury
- ◇ Located on Co Rd 447
- ◇ Good access from 2 sides
- ◇ Combination of Creek Bottom and Prairie Ground
- ◇ 220 ac m/l
- ◇ Will be surveyed prior to auction and sold per surveyed acre
- ◇ FSA acres account for Tracts 4 & 5



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Viewing Day Information

October 18th
from 1 to 3 pm

Meet at property on
Co Rd 447

◇ Tract 5

- ◇ Located southeast of Salisbury
- ◇ Located on Co Rd 447
- ◇ County road runs along entire west side of property
- ◇ Mostly tillable with established waterway
- ◇ Makes for a great investor tract
- ◇ 199 ac m/l
- ◇ Will be surveyed prior to auction and sold per surveyed acre
- ◇ FSA acres account for Tracts 4 & 5
- ◇ Note:
Tracts 4 and 5 are connected and can total around 420 acres if needed



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Viewing Day Information

October 18th
from 1-3 pm

Meet at property on
Co Rd 447



Tract 5

199 ac m/l

Tract 4

220 ac m/l

Tract 3

120 ac m/l



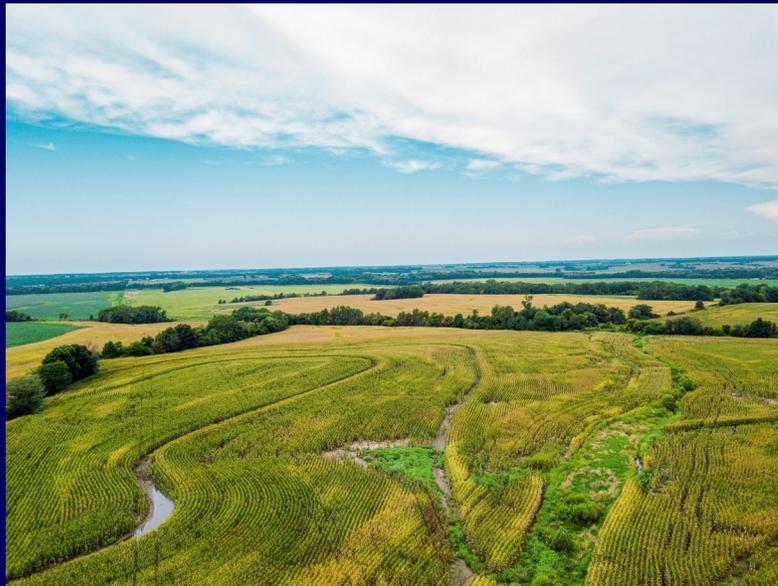
South Tracts
Viewing Oct 18th
1 - 3 pm



Special Auction Note:

Ms. Racine and her late husband, William Hartzell, purchased these farms on an average of over 35 years ago. Ms. Racine says she's ready for a new chapter in her life, providing you a rare opportunity to purchase prairie farms in Chariton and Randolph Counties.

The majority of this farm land has been rented by the same family farmers since they were purchased by the family .



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10 am to 3:30 pm
See each tract for
specifications.**



For more information call Matt Thurman at 660-888-8020
or email him at MattThurman@MissouriLandAndHome.com



 **United
Country**
**Real Estate
Auction Services**
Columbia, MO

800-895-4430

TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Thursday, November 14, 2019. Auction location will be at the Knights of Columbus Hall, Salisbury, MO. At 10:00 AM, the property will be offered as 5 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.

Acres: The acreages listed in this brochure are taken from the county records. Tracts 4 and 5 will be surveyed and sold per surveyed acre. Tracts 1, 2, and 3 will be sold per deeded 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 Town & Country Abstract Co, Moberly, 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 12th of December, 2019 at Town & Country Abstract Co, 541 W Coates St #101, Moberly, 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 Friday, October 18th from 10 am to 3:30 pm. See each tract for specific details. 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.