

ONLINE ONLY REAL ESTATE AUCTION!

55 ac m/l in Montgomery County, MO

Latitude: 39.081334 Longitude: -91.601830

Township 50N, Range 6W, Section 29

97% Tillable Farm Land near Hwy 19, Wellsville



5%
Buyer's
Premium



**Missouri
Land & Home**

**Bidding Opens May 13th at noon (12 pm)
CDT and Closes on May 20th at 2 pm CDT**

Seller: Andrew Brinker

Presented by:

United Country Missouri Land & Home

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

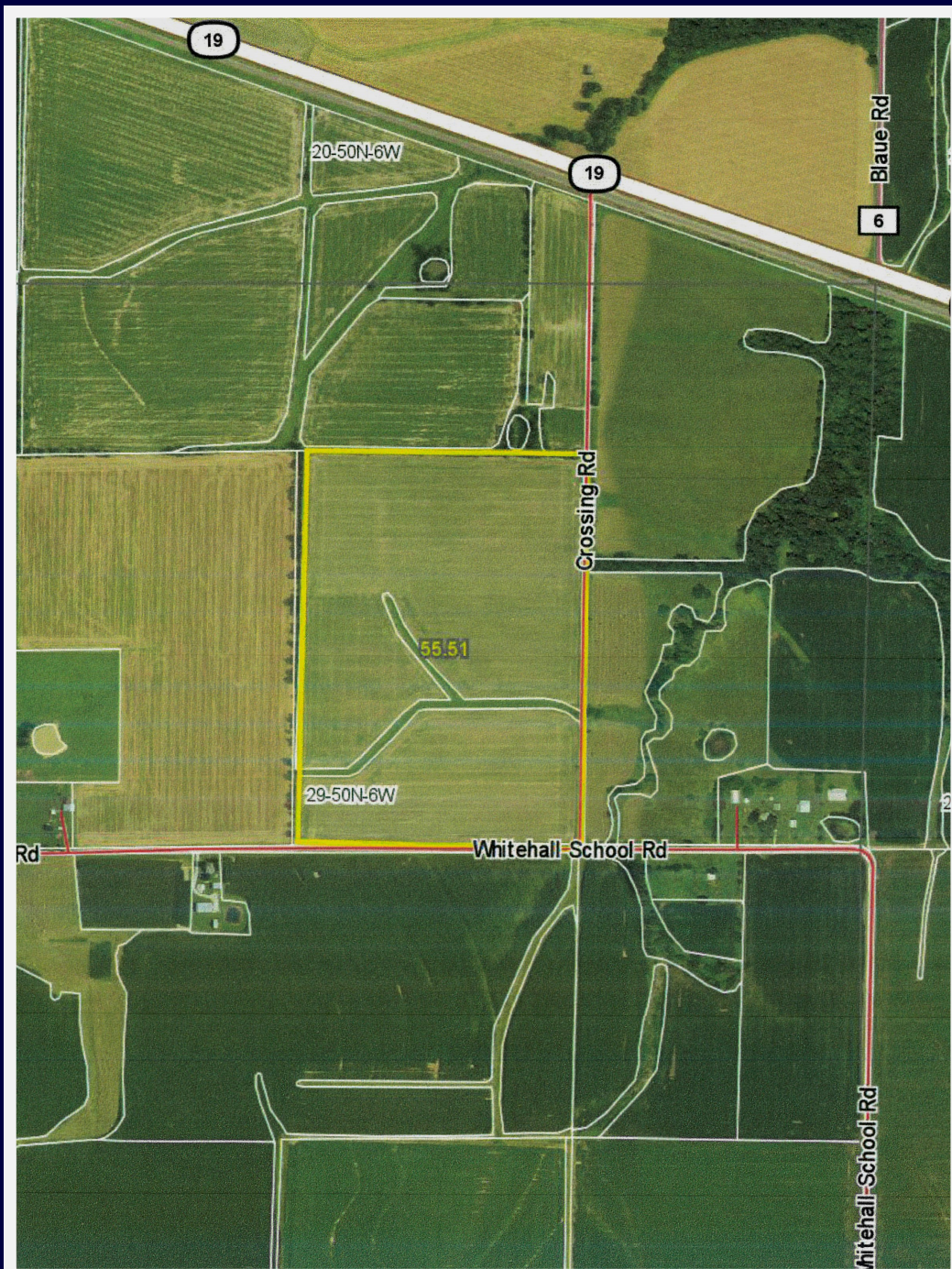
Phone: 573-474-8205 Toll Free: 800-895-4430

Fax: 573-474-8212

www.MissouriLandAndHome.com

Marty Canterbury, Sales Associate - 573-220-4303

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



55.56 Acres

97% Tillable

85% Mexico Silt Loam

15% Putnam Silt Loam

Located just off of Hwy 19 northwest of Wellsville with county road frontage on two sides of property for easy access.

Online bidding begins May 13th at 12 pm CDT (noon).

Bidding closes on May 20th at 2 pm CDT.

Property sells with a 5% Buyer's Premium.

Restrictions: No hog confinements, mobile home parks or salvage yards may be placed on property.

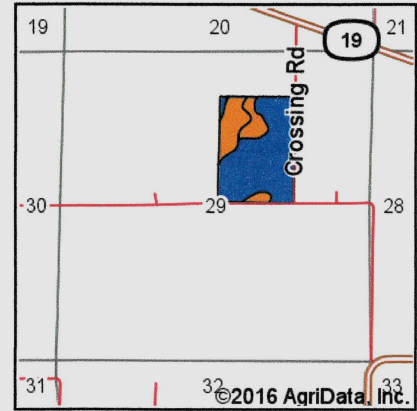
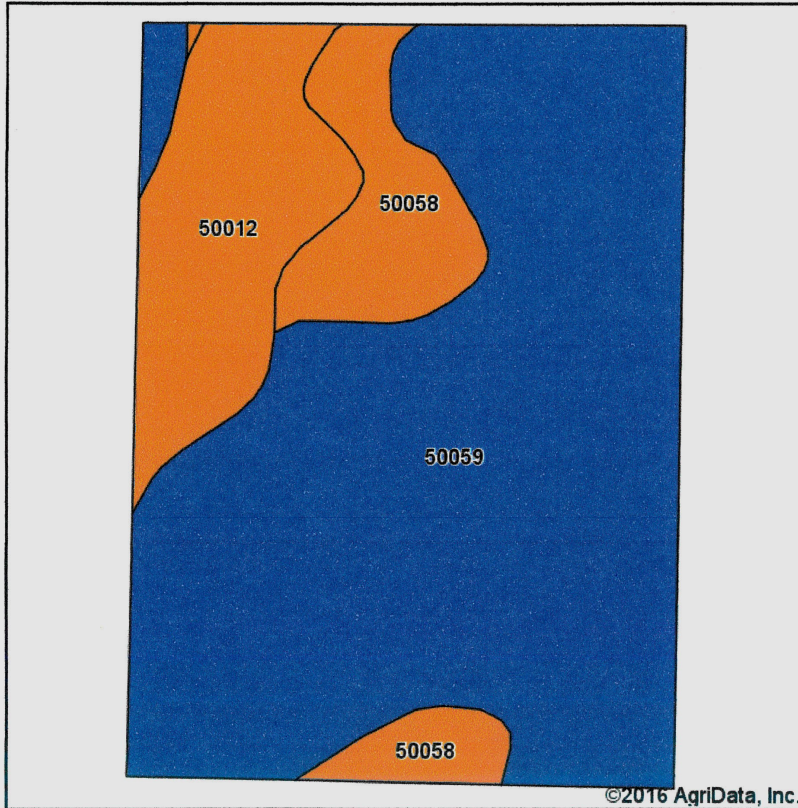
ONLINE REAL ESTATE AUCTION

Highly Tillable Row Crop Farm in Montgomery County MO!

97 % Tillable!!! It does not get any better than this when it comes to finding a highly tillable property. Property has been groomed and had extensive conservation practices in place for over 30 years.

With 85% Mexico Silt Loam and 97% Tillable this row crop farm speaks for itself. Just 1/4 mile off of Hwy 19 in Wellsville, MO.

Soils Map



State: **Missouri**
 County: **Montgomery**
 Location: **29-50N-6W**
 Township: **Upper Loutre**
 Acres: **55.51**
 Date: **4/6/2016**

United Country | **Missouri Land & Home**
Real Estate

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO139. Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Caucasian bluestem	Warm season grasses	Orchardgrass red clover	Tall fescue	Common bermudagrass	*n NCCPI Overall
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	40.70	73.3%		Poorly drained	Ile	2	10	7	8	8	51
50012	Putnam silt loam, 0 to 1 percent slopes	8.56	15.4%		Poorly drained	IIIw	2	10	7	8	8	54
50058	Mexico silt loam, 0 to 2 percent slopes	6.25	11.3%		Poorly drained	IIIw	2	10	7	8	1	58
Weighted Average							2	10	7	8	7.2	*n 52.3



TERMS AND CONDITIONS OF AUCTION

1. Online Only Auction (ie Internet Auction) - The auction and the bidding shall be opened on Friday, May 13th, 2016 at 12 pm (noon) CDT and bidding shall begin closing on Friday, May 20th, 2016 at 2 pm CDT.
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 Preferred Land 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, June 20, 2016, at Preferred Land Title , 1517 Chapel Hill Rd #200, Columbia, MO. Out of area buyers will be afforded the opportunity to close via email, mail and wire transfer of certified funds.
8. Property is leased for 2016 crop season. Possession will be given following the harvest of the 2016 crop. Buyer will receive 50% of the lease payment in the fall of 2016.
9. Property is being sold with the restriction of no construction or use of said property for hog confinement, mobile home park or salvage yard.
10. Title Insurance in the full amount of the purchase price will be provided by the seller. 2016 Real Estate Taxes will be prorated to the date of closing.
11. 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.
12. 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.