

Tillable Row Crop Land Auction

207 ac m/l with 172 ac m/l FSA Tillable
T50N, R15W, Sec 30 & 31, Fayette, MO
Howard County



Auction Date: July 26th at 10 am

*At the Howard County Fairgrounds,
Fairgrounds Rd, Fayette*

Seller: Stephen Payne & Nancy Payne

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

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



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Land & Home



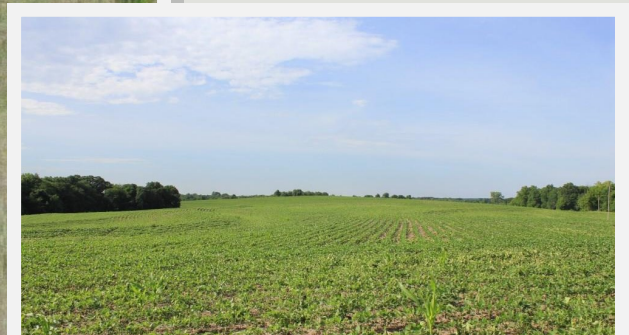
Tillable Farm Land Auction in Howard County, MO!

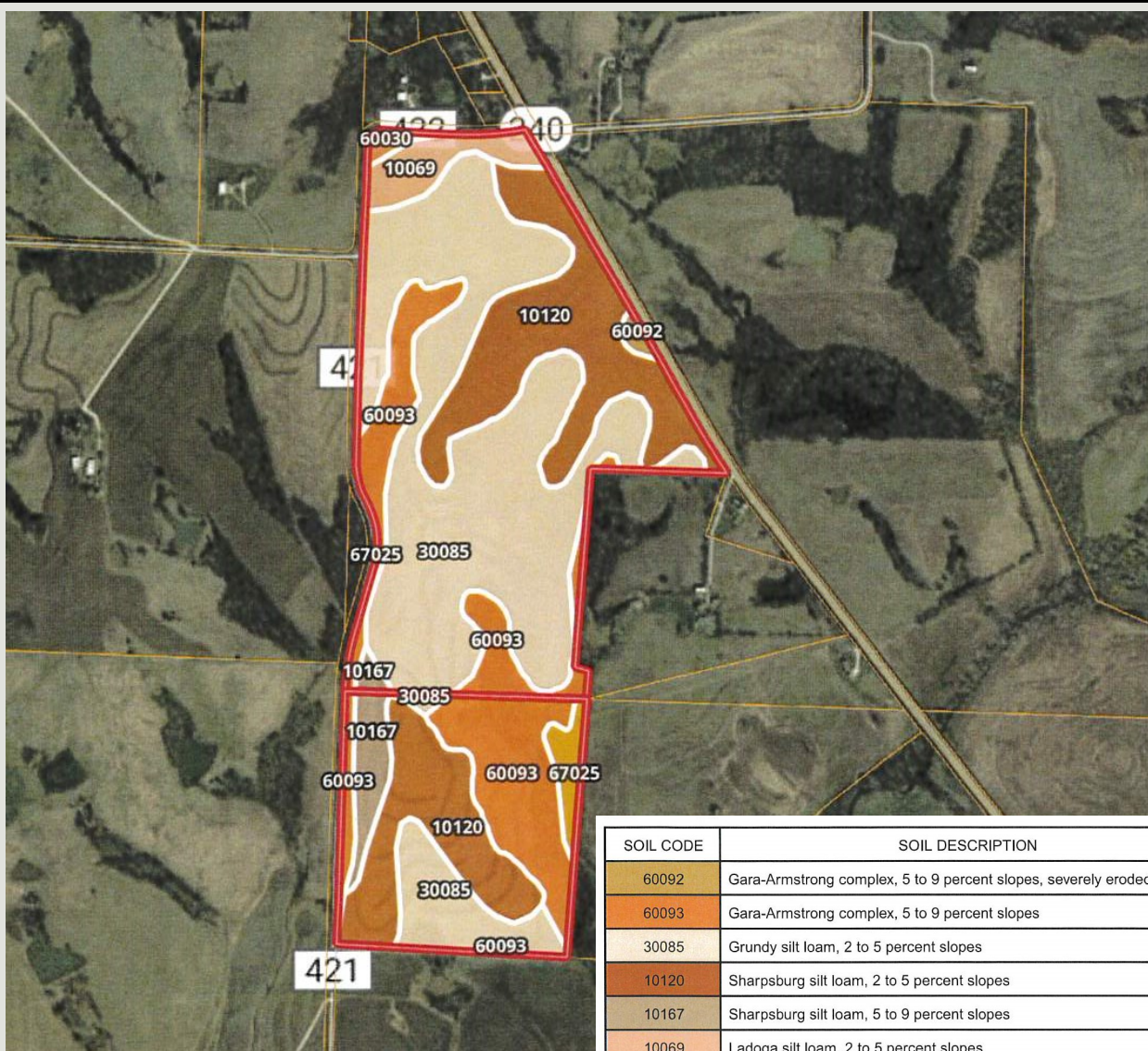
Come to the rolling hills of Howard County
to this very well maintained row crop farm.

Terraced waterways, rotationally planted between corn and soybeans
and located on a blacktop highway,

this tillable farm is available for the 2019 crop season!

There is even a small fishing pond on the property to relax at
while the crops provide the income.





Auction on
July 26th

At 10 am

At the
Howard Co
Fairgrounds

Kurt
Hollenberg
573-220-6155

207 ac m/l selling as 1 Tract
172 ac m/l FSA Tillable

Mostly Class 2 & 3 Soils

Hwy 240 Blacktop Frontage

Approximately 3 miles
south of Fayette

Available for 2019
Crop Season

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
60092	Gara-Armstrong complex, 5 to 9 percent slopes, severely eroded	0.9	0.45	4e
60093	Gara-Armstrong complex, 5 to 9 percent slopes	35.6	18.43	3e
30085	Grundy silt loam, 2 to 5 percent slopes	88.8	45.94	3w
10120	Sharpsburg silt loam, 2 to 5 percent slopes	51.2	26.51	2e
10167	Sharpsburg silt loam, 5 to 9 percent slopes	5.9	3.03	3e
10069	Ladoga silt loam, 2 to 5 percent slopes	6.5	3.38	2e
67025	Bremer silt loam, 1 to 3 percent slopes, rarely flooded	3.2	1.68	3w
60030	Winfield silt loam, 5 to 9 percent slopes	1.1	0.57	3e
TOTALS		193.2	100%	2.71

▣ Boundary 134.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
60092	Gara-Armstrong complex, 5 to 9 percent slopes, severely eroded	0.9	0.65	4e
60093	Gara-Armstrong complex, 5 to 9 percent slopes	15.9	11.82	3e
30085	Grundy silt loam, 2 to 5 percent slopes	77.6	57.63	3w
10120	Sharpsburg silt loam, 2 to 5 percent slopes	31.7	23.55	2e
10167	Sharpsburg silt loam, 5 to 9 percent slopes	0.9	0.68	3e
10069	Ladoga silt loam, 2 to 5 percent slopes	6.5	4.86	2e
67025	Bremer silt loam, 1 to 3 percent slopes, rarely flooded	0.0	0.01	3w
60030	Winfield silt loam, 5 to 9 percent slopes	1.1	0.82	3e
TOTALS		134.6	100%	2.72

▣ Boundary 58.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
60093	Gara-Armstrong complex, 5 to 9 percent slopes	19.7	33.63	3e
30085	Grundy silt loam, 2 to 5 percent slopes	11.2	19.07	3w
67025	Bremer silt loam, 1 to 3 percent slopes, rarely flooded	3.2	5.53	3w
10167	Sharpsburg silt loam, 5 to 9 percent slopes	4.9	8.45	3e
10120	Sharpsburg silt loam, 2 to 5 percent slopes	19.5	33.32	2e
TOTALS		58.6	100%	2.67

TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Thursday, July 26, 2018. Auction location will be at the Howard County Fairgrounds, Fayette, MO. At 10:00 AM, the property will be offered as one tract. 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 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 George G Smith & Son, Inc, Fayette, Missouri.

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 the 28th of August, 2018 at George G Smith & Son, Inc, 108 E Morrison St, Fayette, MO.

Possession: Possession shall be delivered following harvest of 2018 crops.

Mineral Rights: All mineral rights owned by the Sellers will be conveyed to the Buyer.

Real Estate Taxes: The 2018 Property Taxes shall be prorated to date 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. 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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