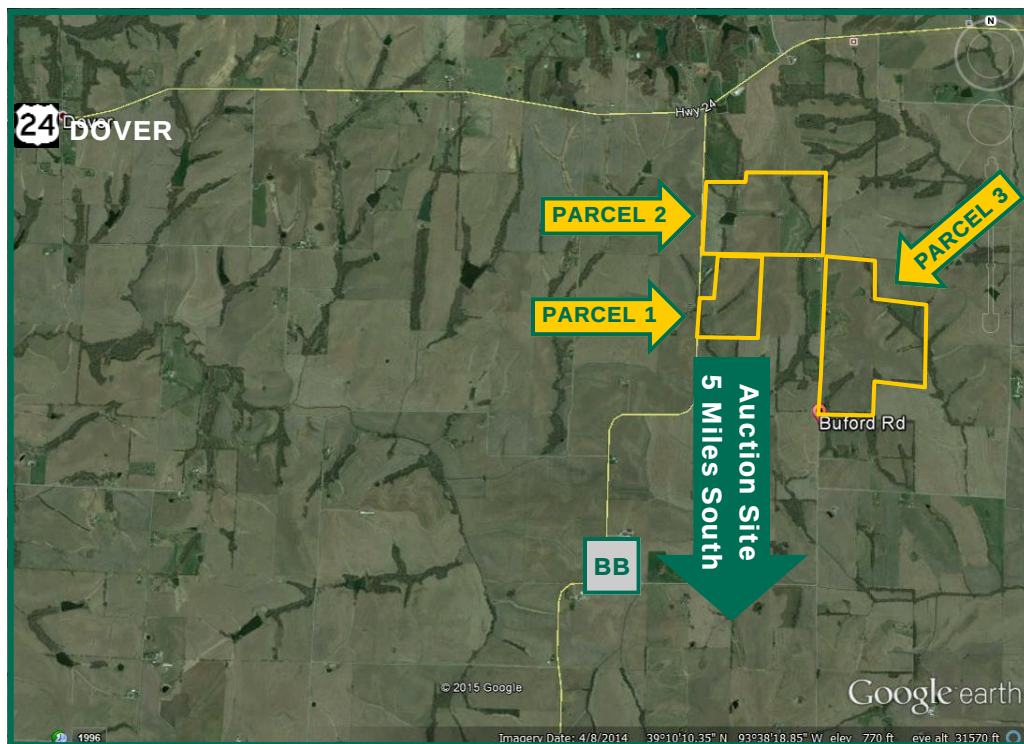


**626.5 Ac., m/l,
In 3 Parcels
Lafayette
County, MO**



Date: Tues. Nov. 17, 2015

Time: 1:00 p.m.

Auction Site:

VFW Hall

Address:

Corner of Hwy. 20 and State Hwy. BB
Corder, MO 64021

Auction Information

Method of Sale

- Parcels will be offered individually, and will not be combined.
- Properties are selling "As Is, Where Is"
- Bids will be \$/acre x Net Taxable Acres
- Seller reserves the right to refuse any and all bids.

Seller

The Patricia Cox Trust and the Morris B. Cox Trust

Agency

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

Terms of Possession

- 10% down payment required the day of sale.
- Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 18, 2015 or after any objections to title have been cleared.
- Final settlement will require certified check or wire transfer.
- Possession will be given at settlement subject to the existing lease which expires March 1, 2016.
- Taxes will be prorated to December 18, 2015
- Seller/Tenant reserve the use of the grain bins on Parcels 1 and 2 until July 1, 2016.

- All cattle panels, gates, waterers and other cattle equipment on Parcels 2 and 3 belong to the tenant and are not included in sale.

Announcements

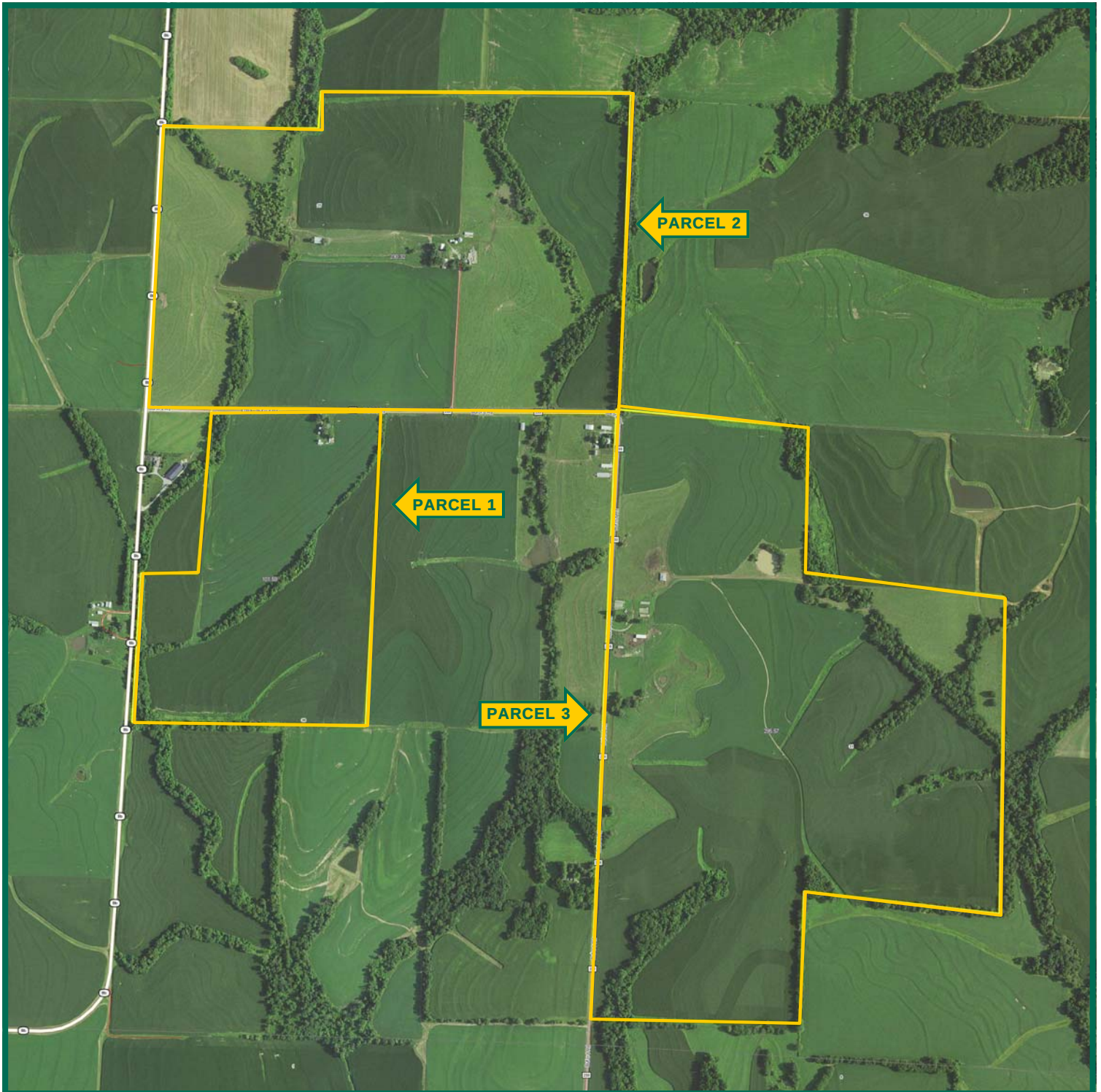
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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Aerial Photo: All Parcels



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Aerial Photo: Parcel 1



CRP Contracts

None

Soil Types/Productivity

Primary soils are Marshall, Blackoar and Otter. See soil map for detail.

- **NCCPI:** 71.3 per 2015 AgriData, Inc., based on FSA crop acres.

Land Description

Sloping to moderately sloping

Drainage

Natural drainage, terraces and some tile.

Buildings/Improvements

Small 1 BR/1BA house with 720 SF; grain bins and some outbuildings. Seller/Tenant reserve use of grain bins until July 1, 2016.

Water & Well Information

House is on rural water.

Property Information Parcel 1 - 102.5 Acres, m/l Location

From Dover: 4 miles east on Hwy. 24 to State Hwy. BB, then south 1 mile to Buford Rd, then east ¼ mile. Property lies on the south side of Buford Rd.

Address

19025 Buford Rd., Corder, MO 64021

Legal Description

W½ W½ NE¼ and E½ NW¼ Except Acreage site all in Section 36, Township 51 North, Range 25 West of the 5th p.m. (Dover Twp.). County Collectors Office Parcel ID# 05-7.0-36-000-0002.000

Real Estate Tax

Taxes Paid in 2014: \$780.07
Net Taxable Acres: 102.5
Tax per Net Taxable Acre: \$6.91

FSA Data

Farm Number 6207, Tract 2193
Crop Acres: 91.33
Corn Base: 36.72 Ac.
Corn PLC Yield: 157 Bu.
Bean Base: 36.54 Ac.
Bean PLC Yield: 48 Bu.

Beans are enrolled in ARC-Co.
Corn is enrolled in PLC



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Aerial Photo: Parcel 2



Property Information Parcel 2 - 228 Acres, m/l Location

From Dover: 4 miles east on Hwy. 24 to State Hwy BB, then south 1 mile to Buford Rd. Property lies on the east side of State Hwy BB and the north side of Buford Rd.

Address

119014 Buford Rd., Waverly, MO 64096

Legal Description

SE¼ and E½ SW¼ Section 25, Township 51 North, Range 25 West of the 5th p.m., Dover Twp. County Collectors Office
Parcel ID 05-7.0-25-000-000-0007.010 and 05-7.0-25-000-000-0007.000.

Real Estate Tax

Taxes Paid in 2014: \$897.79
Net Taxable Acres: 228.00
Tax per Net Taxable Acre: \$3.94

FSA Data

Farm Number 6207, Tract 7629
Crop Acres: 118.26 (78.34 acres currently being cropped - remainder in pasture acres)
Corn Base: 47.53 Ac.
Corn PLC Yield: 157 Bu.
Bean Base: 47.31 Ac.
Bean PLC Yield: 48 Bu.

Farm Number 5813, Tract 7630
Crop Acres: 64.31 (31.49 acres currently being cropped - remainder in pasture acres)

Corn Base: 22.60 Ac.
Corn PLC Yield: 160 Bu.
Bean Base: 22.68 Ac.
Bean PLC Yield: 47 Bu.

All Beans are enrolled in ARC-Co.
All Corn is enrolled in PLC.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Marshall, Blackoar and Otter. See soil map for detail.
• **NCCPI:** 71.1 per 2015 AgriData, Inc., based on currently cropped acres.

Land Description

Sloping to severely sloping farmland

Drainage

Natural, with terraces and tile.

Buildings/Improvements

Abandoned house, grain bins, outbuildings and barns. Seller/Tenant reserve use of grain bins until July 1, 2016. All cattle panels, gates, waterers and other cattle equipment belong to tenant and are not included in sale.

Water & Well Information

Nice pond. Spring near pond supplies water to building. *No well*.

Comments

Mixed use farm with crop acres, pasture and timbered draws.



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Aerial Photo: Parcel 3



CRP Contracts

None

Soil Types/Productivity

Primary soils are Marshall and Higginsville. See soil map for detail.

- **NCCPI:** 76.4 per 2015 AgriData, Inc., based on currently cropped acres.

Land Description

Sloping to severely sloping

Drainage

Natural drainage with tiled terraces.

Buildings/Improvements

Outbuildings include open side cattle barn and shed. All cattle panels, gates, waterers and other cattle equipment belong to tenant and are not included in sale.

Water & Well Information

Well near building, plus rural water available on west side of road
Pond in northern part of parcel.

Comments

Mixed use farm with crop acres, pasture and timber.

Property Information Parcel 3 - 296 Acres, m/l Location

From Dover: 4 miles east on Hwy. 24 to State Hwy. BB, then south 1 mile to Buford Rd and east 1 mile. Property lies on east side of road.

Legal Description

NW¼ NW¼; S½ NW¼; N½ SW¼ and part of the SW¼ SW¼ all in Section 31, Township 51 North, Range 24 West of the 5th p.m. (Middleton Twp.). County Collectors Office Parcel ID# 06-9.0-31-000-000-00002.000

Real Estate Tax

Taxes Paid in 2014: \$977.42
Net Taxable Acres: 296.00
Tax per Net Taxable Acre: \$3.30

FSA Data

Farm Number 5813, Tract 7631
Crop Acres: 251.08 (204.58 acres currently being cropped - remainder in pasture acres)
Corn Base: 88.25
Corn PLC Yield: 160 Bu.
Bean Base: 88.57
Bean PLC Yield: 47 Bu.

Beans are enrolled in ARC-Co.
Corn is enrolled in PLC



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

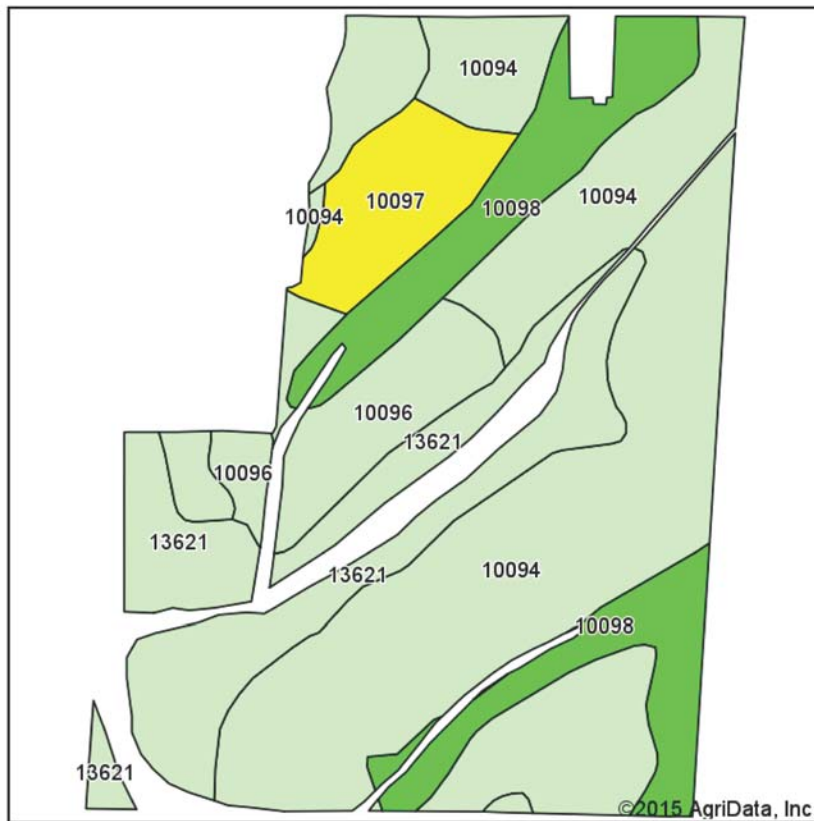
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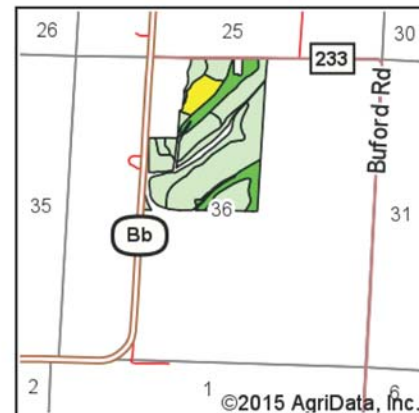
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Soil Map: Parcel 1

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Lafayette**
 Location: **36-51N-25W**
 Township: **Dover**
 Acres: **91.33**
 Date: **10/13/2015**



Maps Provided By:
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Area Symbol: MO107, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	NCCPI Overall
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	44.37	48.6%		IIle	71
13621	Blackoar and Otter silt loams, 1 to 3 percent slopes and frequently flooded soils	19.66	21.5%		IIIw	71
10098	Marshall silty clay loam, 2 to 5 percent slopes	13.83	15.1%		Ile	83
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	7.57	8.3%		IVe	68
10097	Marshall silt loam, 9 to 14 percent slopes, severely eroded	5.90	6.5%		IVe	52
Weighted Average						71.3

Area Symbol: MO107, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

National Commodity Crop Productivity Index (NCCPI) model is a "national soil interpretation that is not intended to replace other crop production models developed by individual states. At present, NCCPI is generated in the National Soil Information System (NASIS) environment and is reported in the Soil Data Mart and on Web Soil Survey. It presently deals only with non-irrigated crops, but at a later date it will be expanded to include irrigated crops, rangeland, and forestland productivity. The NCCPI uses natural relationships of soil, landscape and climate factors to model the response of commodity crops in soil map units according to The value of ranges is from 0 to 100, 100 being the best." ("User Guide for the National Commodity Crop Productivity Index (NCCPI) Version 2.0" iii)

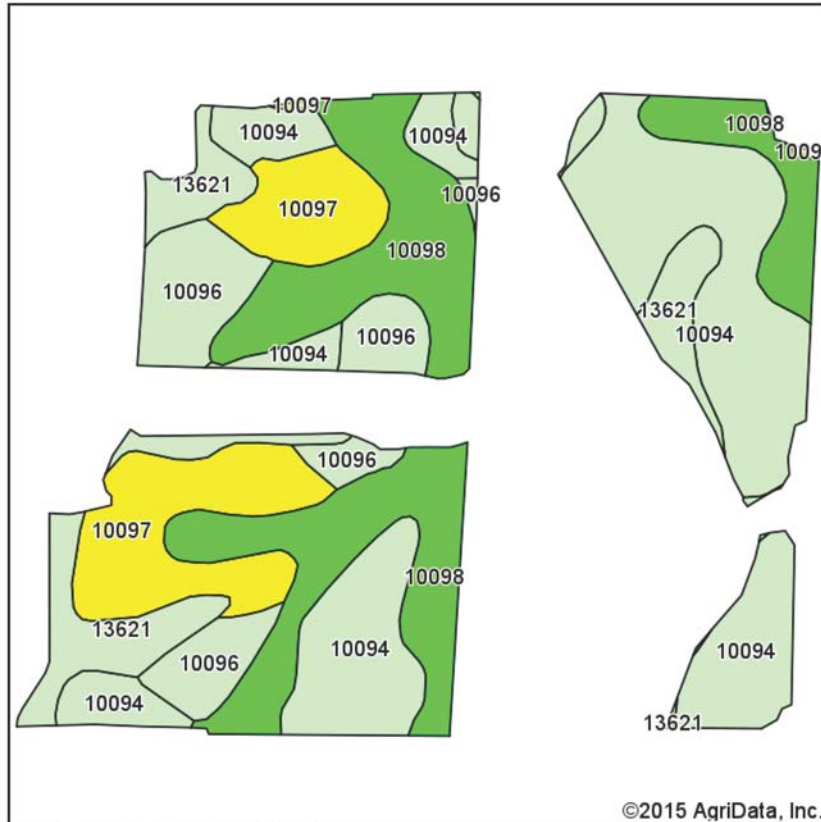
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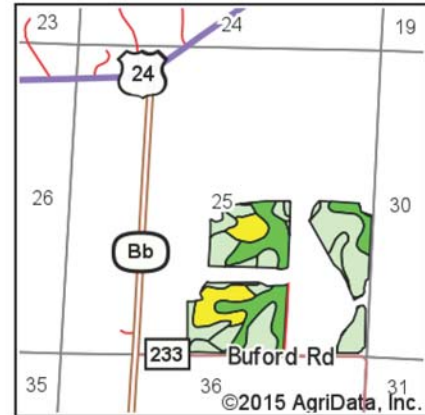
Soil Map: Parcel 2

Soil Map



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Lafayette**
 Location: **25-51N-25W**
 Township: **Dover**
 Acres: **109.83**
 Date: **10/19/2015**



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Area Symbol: MO107, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	NCCPI Overall
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	37.83	34.4%		IIIe	71
10098	Marshall silty clay loam, 2 to 5 percent slopes	30.53	27.8%		Ile	83
10097	Marshall silt loam, 9 to 14 percent slopes, severely eroded	16.65	15.2%		IVe	52
13621	Blackoar and Otter silt loams, 1 to 3 percent slopes and frequently flooded soils	12.79	11.6%		IIIw	71
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	12.03	11.0%		IVe	68
Weighted Average						71.1

Area Symbol: MO107, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

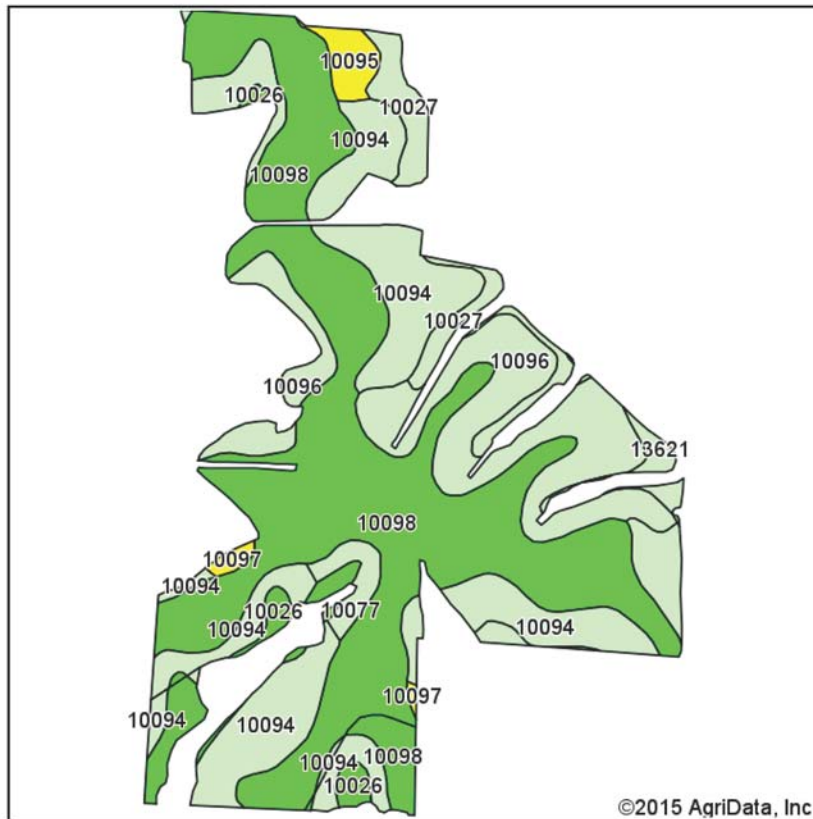
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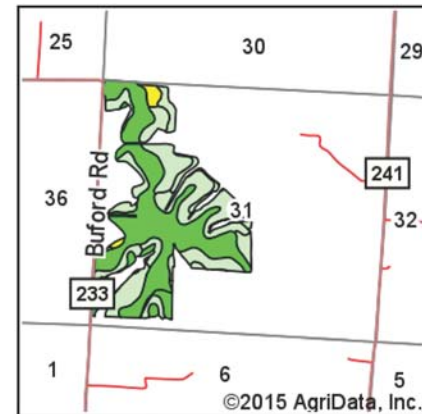
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Soil Map: Parcel 3

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Lafayette**
Location: **31-51N-24W**
Township: **Middleton**
Acres: **204.58**
Date: **10/14/2015**



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Area Symbol: MO107, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	NCCPI Overall
10098	Marshall silty clay loam, 2 to 5 percent slopes	94.42	46.2%		Ile	83
10094	Marshall silt loam, 5 to 9 percent slopes, eroded	52.00	25.4%		IIle	71
10096	Marshall silt loam, 9 to 14 percent slopes, eroded	32.25	15.8%		IVe	68
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	9.75	4.8%		IIle	73
10026	Higginsville silt loam, 5 to 9 percent slopes	7.02	3.4%		IIle	86
10095	Marshall silt loam, 5 to 9 percent slopes, severely eroded	3.07	1.5%		IVe	54
10077	Macksburg silt loam, 0 to 5 percent slopes	2.92	1.4%		Ile	74
13621	Blackoar and Otter silt loams, 1 to 3 percent slopes and frequently flooded soils	2.15	1.1%		IIIw	71
10097	Marshall silt loam, 9 to 14 percent slopes, severely eroded	1.00	0.5%		IVe	52
Weighted Average						76.4

Area Symbol: MO107, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Photos: 626.5 Acres, m/l, Lafayette County, MO



Parcel 1



Parcel 1



Parcel 1



Parcel 2



Parcel 2



Parcel 2



Parcel 3



Parcel 3



Parcel 3

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