

103.98 +/- Acres Audrain County, MO

LAND AUCTION

**103.98 surveyed acres
44 Acres Row Crop
5% Buyer's Premium**

**Wednesday
March 15, 2023
at 6:00 pm
4H Center Mexico MO**



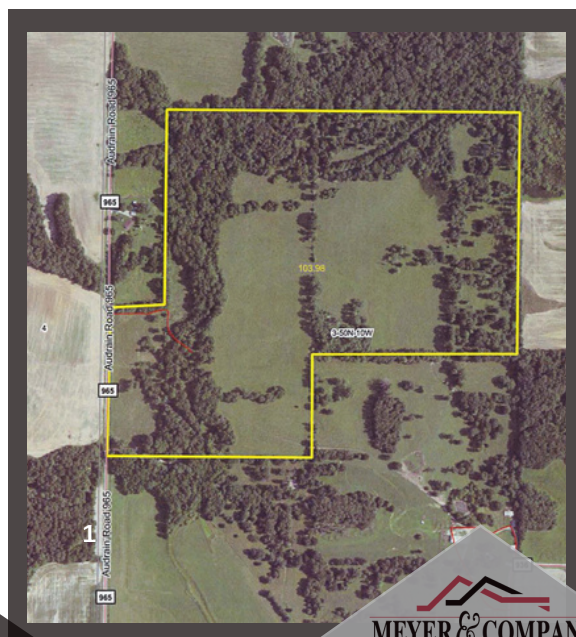
**Meet your
Meyer & Company
Auctioneers:**



**Rick Meyer 314.565.7824
Bret Andrew Martin 314.599.2483
Dan Stokes 314.971.0654**

**Email:
Auctions@meyerlistings.com**

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additional details,
maps, photos & bidding
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AUCTIONS**

636.462.7777

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Great multi-purpose farm well-suited for a variety of uses. 103.98+- total surveyed acres with plenty of space for hunting, horses, home & recreation. Looking for some income? Approximately 44+- tillable ac, with a little work there can easily be additional tillable ground. Remainder of the parcel in woods, pasture and a year-round creek. Need a place to run cattle? This property is fenced and cross-fenced and has numerous water sources including several live springs that flow year-round. Loaded with deer and turkey this could be the hunting and recreation oasis you have been looking for. Tillable and pasture ground could be used for food plots and the prime wooded Whitetail & Turkey habitat give plenty of cover for all types of wild game. This would also make a lovely estate piece, equestrian paradise or simple weekend getaway. Conveniently located in mid-Missouri, just 10 minutes from Mexico, 24 minutes from Columbia, 48 minutes from Jefferson City and 1+ hour from Wentzville.



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We connect Buyers & Sellers | We listen | 2nd generation family run business
Database of qualified Buyers | Real-time, cutting edge, onsite technology | Professional photos/videos
WE LOVE WHAT WE DO!

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**On behalf of
Meyer & Company Auctions,
we appreciate your interest in this
LAND AUCTION!**

**Please reach out to one of our auctioneers with
any questions. We are here to provide answers.
Never been to an auction? We can help provide a
better understanding of the process.**

**Interested in selling your land?
We would love to show you how we can
customize an auction for you.**

We look forward to serving you!

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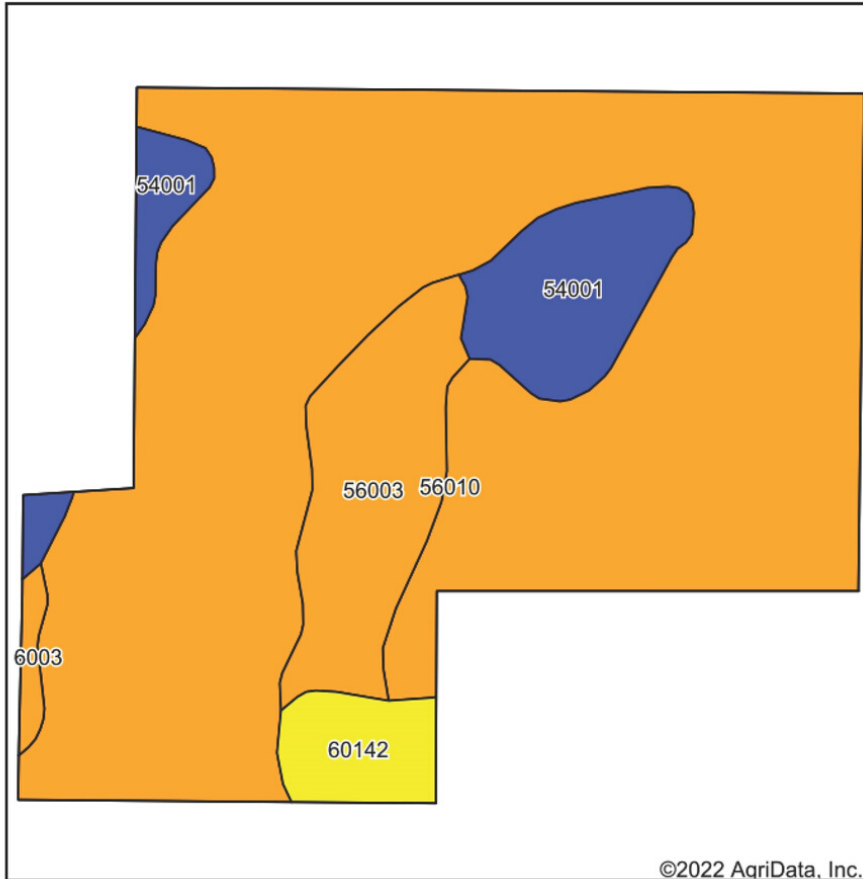
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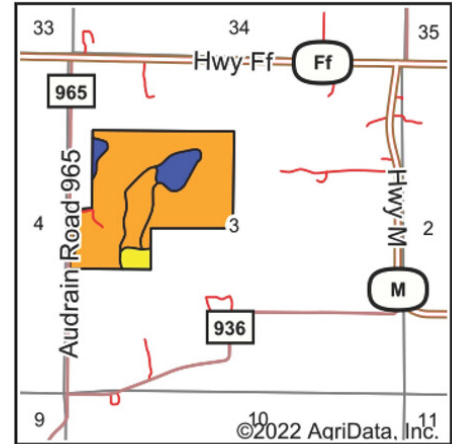
LAND AUCTION

SEC 3, TWP 50N, RNG 10W

Soils Map



Soils data provided by USDA and NRCS



State: **Missouri**
 County: **Audrain**
 Location: **3-50N-10W**
 Township: **Wilson**
 Acres: **104.27**
 Date: **9/6/2022**

MEYER & COMPANY
 REAL ESTATE AUCTIONS

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO007, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
56010	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	79.82	76.6%		IIIw					68
56003	Twomile silt loam, 0 to 2 percent slopes, occasionally flooded	11.28	10.8%		IIIw					66
54001	Gifford silt loam, 1 to 4 percent slopes	9.48	9.1%		Ile	8	7	8	9	70
60142	Keswick loam, 9 to 14 percent slopes, eroded	3.69	3.5%		IVe					38
Weighted Average					2.94	0.7	0.6	0.7	0.8	*n 66.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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ONLINE BIDDING
 POWERED BY:



BIDWRANGLER

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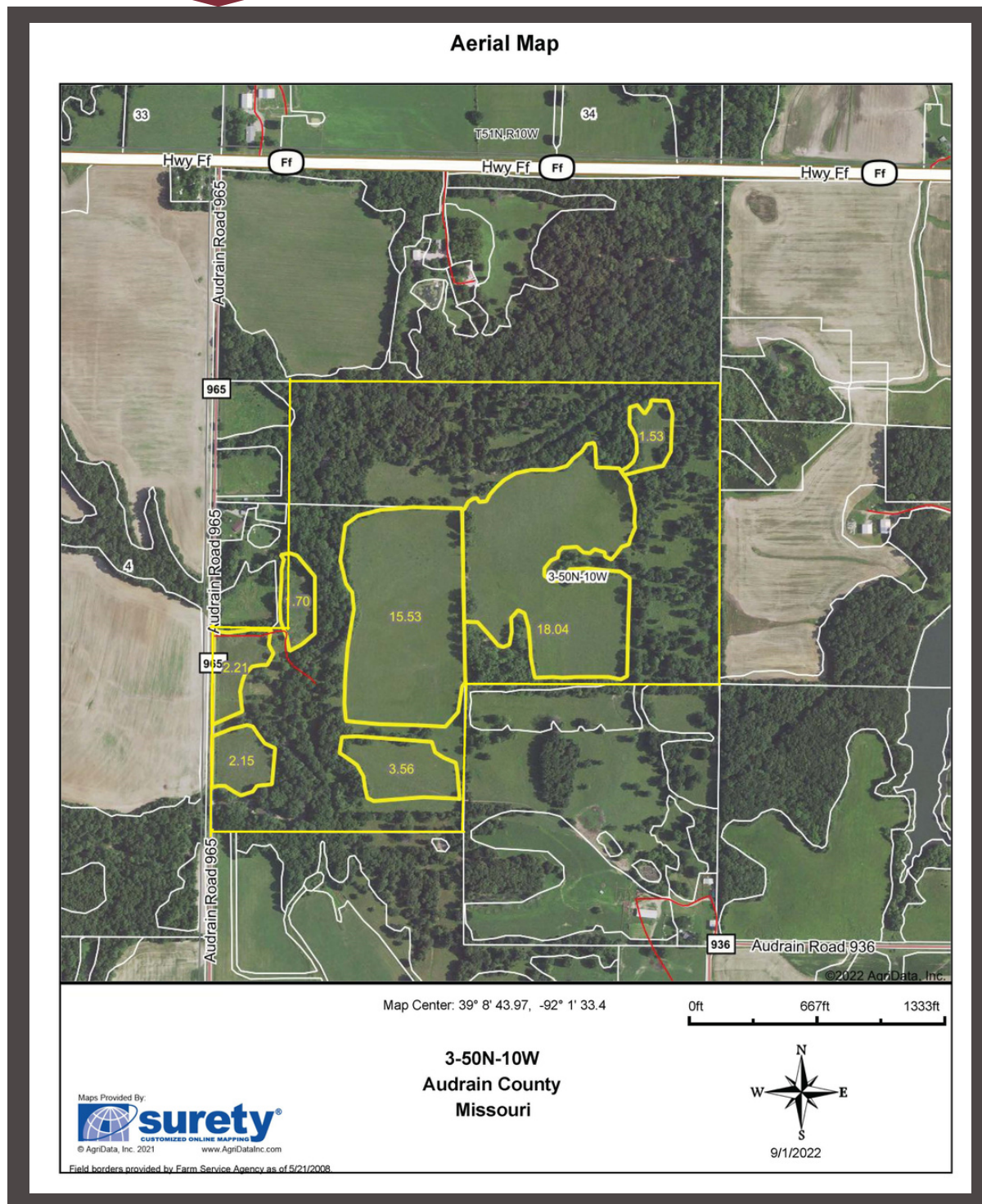
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LAND AUCTION

FSA TILLABLE LAND



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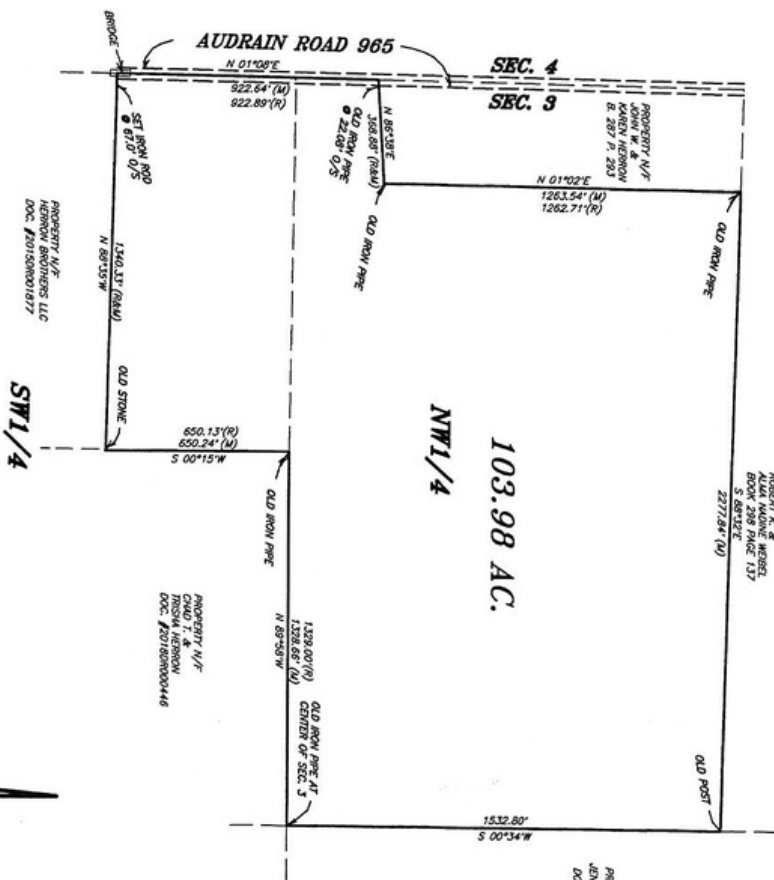
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PROPERTY N/T
ROBERT K. &
ALLA MADONE WEBER
BOOK 298 PAGE 137
C 888134

INT 1/4



PROPERTY N/F
JENNIFER C. BEWNE TRUST
DOC. 120170N00987

A tract of land being part of the Northwest Quarter and part of the Southwest Quarter of Section 3, Township 50 North, Range 10 West, Audrain County, Missouri and being described as follows:

Beginning at an old iron pipe at the Center of Section 3; thence along the South line of the Northwest Quarter, North 89°-58' West 1325.66 feet to an old iron pipe; thence South 00°-15' West 650.24 feet to an old stone; thence along the North line of tract of land described in Document No. 2015BR001877 of the Audrain County records, North 88°-35' West 1340.33 feet to a corner in a bridge; thence along the West line of Section 3, in Audrain Range 965, North 01°-08' East 922.64 feet; thence along the South and East lines of a tract of land from Section 287 Page 293 of the Audrain County records, North 66°-38' East 368.88 feet to an old iron pipe; thence North 01°-02' East 1261.54 feet to an old iron pipe; thence along the South line of a tract of land from Section 329 Page 1319 of the Audrain County records, South 88°-32' East 2272.84 feet to an old pipe; thence along the East line of the Northwest Quarter, South 00°-34' West 1533.80 feet to the place of Beginning and containing 103.98 acres, more or less. As shown on Survey by Larry P. Bask, Missouri Professional Land Surveyor No. 1414, during February of 2022.

2022-10-20



THIS IS TO CERTIFY THAT AT THE REQUEST OF
PAUL DILLER WE HAVE MADE A
SURETY AS SHOWN ABOVE AND THAT IT REPRESENTS A
TRUE AND ACCURATE RECORD OF SAID SURVEY AND
WAS EXECUTED IN ACCORDANCE WITH THE CURRENT
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS
OF THE MISSOURI STATE LAND SURVEYORS
LABOR P. BAUE *Paul Diller*
PROFESSIONAL LAND SURVEYOR NO. 1414

(R)--RECORD DISTANCE
(M)--MEASURED DISTANCE
PARENT DEED--DOC. 120160R000446

BOUNDARY SURVEY

CLASS OF SURVEY--RURAL
SUBJECT TO EASEMENTS OF RECORD

Lewis-Bade Inc. LSC-312
Professional Land Surveyors

STRUCTURED BY	DATE	REVISIONS
PHONE (636) 456-2615 101 EAST WALTON WARRENTON, MO. 63383		

STYL MICHAEL	FEB. 2022
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DRAWN BY:	CHECKED BY:	SCALE	DATE
1400V		1:1	2004

LABRY	1"=100'	FILE 22054
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Audrain County Land Auction

103.98 Acres – March 15, 2023 @ 6:00 pm

Live Simulcast: In-Person Auction with Online Bidding

Auction Method and Terms of Sale

- 1. All bidding is open and public. Registered bidders may be bidding in the room, through the Meyer & Company website, through the Meyer & Company app, or for those with inadequate technology, by phone with the assistance of a Meyer & Company staff member. We may have some Meyer & Company staff in the audience who will be placing bids on the behalf of Buyers, either personally or via phone.**
- 2. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.**
- 3. A 5% Buyer's premium will be added to the final bid price to arrive at the contract sale price.**
- 4. Meyer & Company Auctions, its auctioneer(s), and its representatives are agents of the Seller.**
- 5. This land is being offered as one parcel and will be sold to the high bidder pending seller confirmation.**
- 6. Bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres surveyed as stated on day of auction, plus 5% Buyer's premium.**
- 7. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION, so be certain you have completed your due diligence on the property prior to bidding.**
- 8. Minimum bid increments are at the discretion of the auctioneer throughout the auction.**
- 9. Under no circumstances shall bidder have any kind of claim against Meyer & Company Auctions, or anyone else if the internet service fails to work correctly before or during the auction.**
- 10. The successful bidder(s) will be required to execute a Real Estate Purchase Contract at the conclusion of the auction.**
- 11. The successful bidder(s) will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Purchase Contract. Your 10% down payment will need to be wire transferred to the trust account of Audrain County Title or given by physical check to title company within 24 hours of contract signing.**
- 12. Closing will take place at Audrain County Title Company in Mexico, MO on or before 2pm April 18, 2023, or as soon thereafter as applicable closing documents are completed. If there are any escrow closing fees, they will be shared evenly between the Buyer and Seller.**

13. The Seller(s) will provide a deed and an updated title commitment and survey upon full payment of the purchase price at the time of closing.
14. Full possession of the farmland will be granted at closing. Buyer(s) shall have full farming rights for the 2023 crop year.
15. 2022 Real Estate Taxes will be prorated at the time of closing.
16. All mineral rights owned by the Seller(s), if any, will be transferred to the Buyer(s) at closing.
17. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH NO WARRANTIES EXPRESSED OR IMPLIED" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller(s) nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the auction brochure and the Purchase Contract, each of which is available for your review, for any applicable disclaimers and disclosures. It is the responsibility of each bidder to become familiar with this information.
18. Bid Assistants in the room will be directing live bids to auctioneer, while the auction Clerk will be doing the same for online bids. At any time during the auction there may be occasion where in-room bids are received and accepted prior to an online bid, thereby creating a rejection of the online bid, and vice versa. Since we have a hybrid of in-person and online bidders, all bidders should be aware that the Auctioneer will determine the order of bid acceptance.
19. For online bidders, we will not accept any max bids that are placed through the bidding platform, as in-room bidders do not have that option. Opening bid amount on day of auction is at the discretion of Meyer & Company Auctions.
20. We will not be taking any planned breaks. Online bidders should use the "Request a Break" phone number to request a break, if needed, while in-room bidders should address a break request to one of the bid assistants in the room.
21. As bidding in any round slows, the auctioneer will wind up that round of bidding with a countdown. If a bid comes in during the countdown, bidding will resume. This process will repeat throughout the round until a countdown reaches ZERO with no new bids.
22. All real estate is sold subject to all other terms and conditions set forth in the Real Estate Purchase Contract.

Thank you for your interest in this auction. Please contact us if you have any questions.

IMPORTANT PHONE NUMBER

**Property Questions, Bidding Questions,
or Request a Break**

636-462-7777

* ANNOUNCEMENTS MADE BY MEYER & COMPANY AUCTIONS ON DAY OF AUCTION TAKE PRECEDENCE
OVER ANY PRINTED MATERIAL EITHER WRITTEN OR ORAL*

THANK YOU!

We connect Buyers & Sellers | We listen | 2nd generation family run business
Database of qualified Buyers | Real-time, cutting edge, onsite technology | Professional photos/videos
WE LOVE WHAT WE DO!

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