

Vernon/Barton Co, MO 811+/- acres

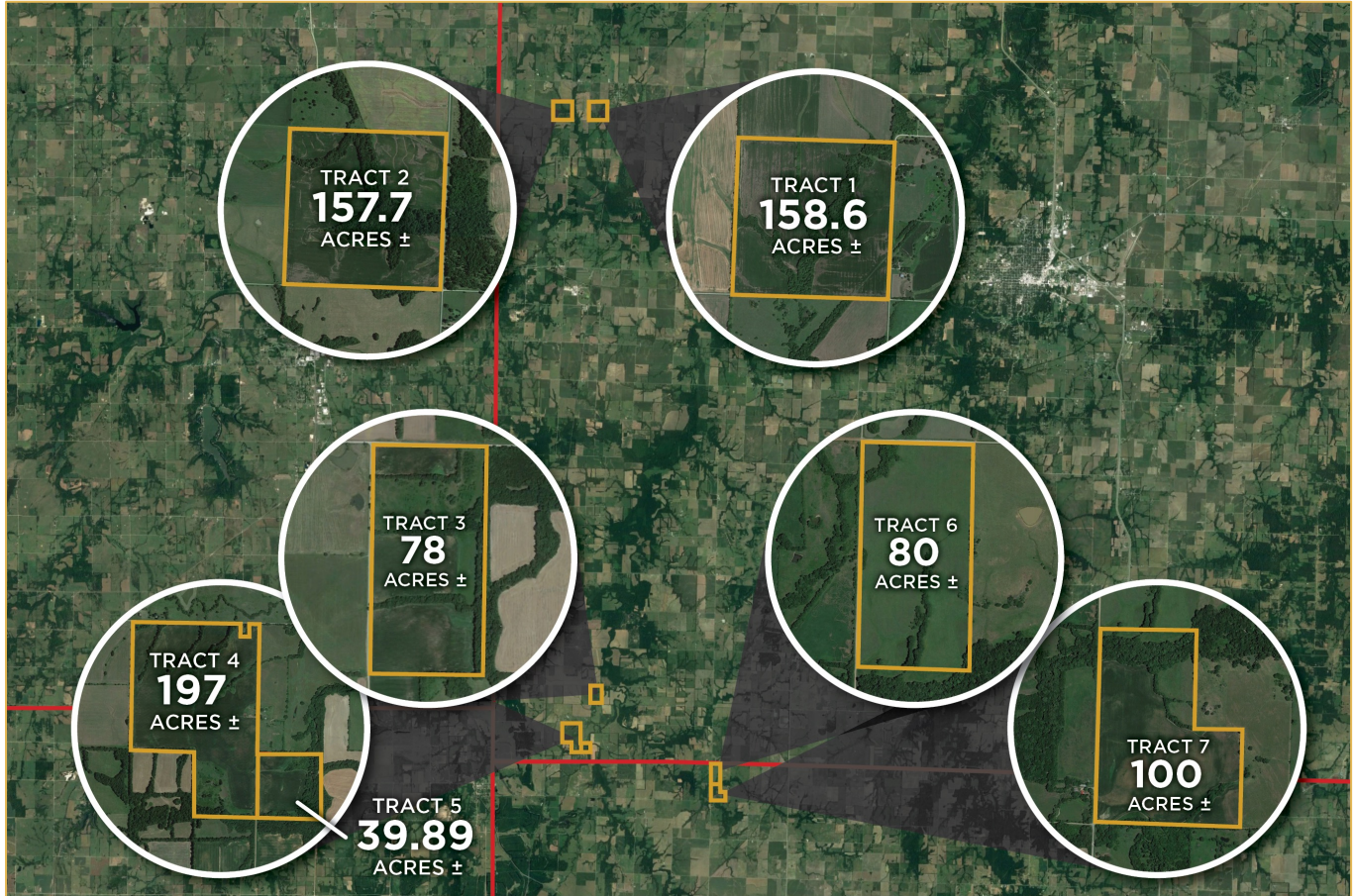
SALE DAY FLYER

AUCTION DETAILS

12/4/23 at 11:00 AM CDT
Live And Online
Centennial Hall
1500 E Ashland St
Nevada, MO 64772

PROPERTY DETAILS

Total Acres: 811+/- acres offered in 7 Tracts
Method: Bid By The Acre/Buyers Choice
Seller: GRS Specialty Assets, LLC
Agents: Jeff Quade



ENTIRE FARM DESCRIPTION:

For those of you who demand excellence and proven agricultural potential, we are proud to present to you, at auction, this superb collection of tillable tracts. This highly managed southwest Missouri farm encompasses 811+/- total acres in Vernon and Barton counties and represents a unique opportunity for new farm establishment, farm expansion, or as a land holding investment. It has been divided into seven purchasable tracts ranging from 197 acres to 39.89. The majority of soil composition in relation to Class 2 and Class 3 tillable are percentages as follows: Tract #1 #4 and #5 being 98.71% or above, Tracts #2, #3, #4 and #7 at 89.81% or above, and Tract #6 79.86%. Location proximities are very good. Tracts #1 and #2 are one-half mile apart sitting in the west central portion of Vernon county. Tracts #3 - #7 sit within 5.75 miles from one another in southwest Vernon and northwest Barton Counties. They also include, depending on the attributes of the specific tract, hard and softwood timber, including large oaks and other native species, wet and dry weather creeks, ponds, pasture, and hay ground. These lend greatly to excellent hunting or hunting lease opportunities. Machinery access is unimpeded to all tracts. This is your moment to step into or expand your farming legacy by owning an extremely desirable tillable farm.



RANCH & FARM AUCTIONS LLC

TRACT INFO



TRACT #1 (158.6+/- Acres) Vernon Co. Missouri

Currently, Tract 1 has approximately 130 +/- acres in active soybean production. Class 2 and Class 3 soils total 100% of the tract, the majority (58.88%) is comprised of Class 2 Barden silt loam and Summit silty clay loam, with the remaining (41.12%) being a combination of Class 3 soils including Parsons silt loam and Verdigris silt loam. The subsequent 28.6 +/- acres of hard and soft wood timber, including large oaks and other native species, are broken up into 3 branching arms. The largest of which is home to a nice wet weather creek. These arms offer refuge and forage to the abundant whitetail and turkey population. This set of attributes lend greatly to excellent hunting or hunting lease opportunities for additional income. Machinery access to all areas is outstanding and unimpeded. Entrance is gained via S. 400 RD. in the northeast and/or off E. Katy Track Rd. along the south side. Tract 1 is within 1/2 mile of Tract 2.



TRACT #2 (157.7+/- Acres) Vernon Co. Missouri

Currently, Tract 2 has approximately 120 +/- acres in active soybean production. Class 2 and Class 3 soils total 92.32% of the tract, the majority (63%) is comprised of Class 2 Barco loam and Barden silt loam, with an additional (29.32%) being Class 3 soils including Barco loam and Verdigris silt loam. The subsequent 37.7 +/- acres of hard and soft wood timber, including large oaks and other native species, lay across the tract dividing it into 3 major tillable zones. It offers refuge and forage to the abundant whitetail and turkey population and is home to a nice wet weather creek. Additional income could be gained via hunting leases, or you could utilize it for your own great personal hunting spot. Machinery access to all areas is outstanding and unimpeded. Entrance is gained via County Road Z on the northeast side or off E. Katy Track Rd. along the south side. Tract 2 is within 1/2 mile of Tract 1.



RANCH & FARM AUCTIONS LLC

TRACT INFO



TRACT #3 (78+/- Acres) Vernon Co. Missouri

Currently, Tract 3 has approximately 50.5 +/- acres that was in active corn production this year. Class 2 and Class 3 soils total 93.58% of the tract, the majority (62.51%) is comprised of Class 2 Barden silt, Bronaugh silt loam, and Hepler silt loam, with an additional (31.07%) being Class 3 soils including Barden silt loam and Parsons silt loam. There are 20.16 +/- acres of pasture with a nice pond, as well as 7.34 +/- acres of timber and timbered tree lines. The tree lines divide the tract into 4 zones, 1 pasture and 3 tillable. Machinery and trailer access to all areas is outstanding and unimpeded. Entrance is gained via County Road 400 on the west side of the tract. The property is located in the southwestern portion of Vernon County, 1.75 miles north of the Barton County line, .75 miles to Tract 4, 1.25 miles to Tract 5, and 5.25 miles from Tracts 6 and 7.



TRACT #4 (197+/- Acres) Vernon Co. Missouri

Currently, Tract 4 has approximately 160 +/- acres that were in active corn production this year. Class 2 and Class 3 soils total 98.71% of the tract, the majority (66.61%) is comprised of Class 2 Barden silt loam, Barco loam, and Bronaugh silt loam with an additional (32.1%) being Class 3 soils including Barco loam and Barden silt loam. The subsequent 37 +/- acres are divided into 18 +/- acres of grassland with a pond, 17 +/- acres of narrow timber branching into tract as well as along borders, and 2 +/- acres constituting outbuilding (loafing/machine shed) site. Machinery access to all areas is outstanding and unimpeded. Entrance is gained via County Road 375 at the out-building site. The property is located in the southwestern portion of Vernon County, 1/4 of a mile north of the Barton County line, .75 miles from Tract 3, across the road from Tract 5, and 3.75 miles from Tract 6, and 4.25 miles from Tract 7.



RANCH & FARM AUCTIONS LLC

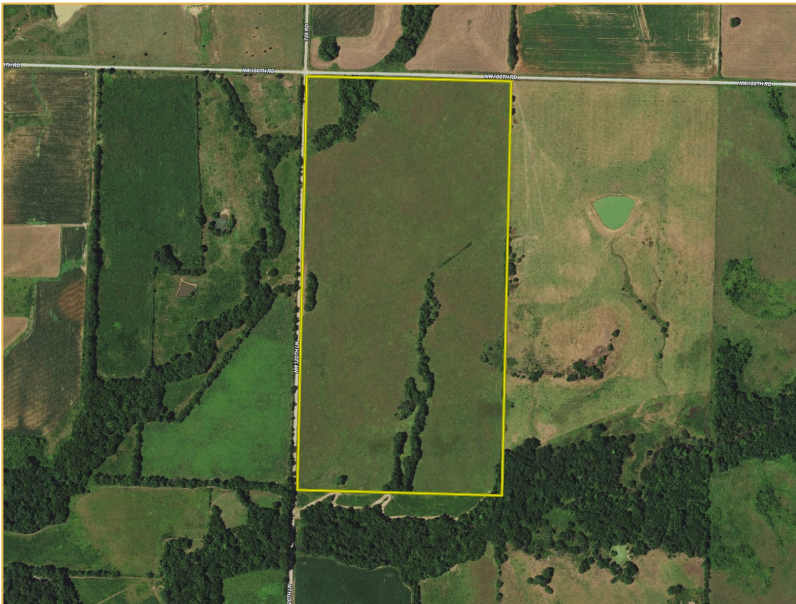
TRACT INFO



TRACT #5 (39.89+/- Acres) Vernon Co. Missouri

Currently, Tract 5 had approximately 24 +/- acres that were in active corn production this year. Class 2 and Class 3 soils total 100% of the tract, the majority (88%) is Class 2 Verdigris silt loam and Barco loam with the remaining (12%) being a Class 3 Barco loam. The subsequent 16 +/- acres of hard and soft wood timber, including large oaks and other native species, has Dry Wood Creek winding through the northeastern portion. This very nice piece of timber offers refuge and forage to the abundant whitetail and turkey population. This set of attributes lend greatly to excellent hunting or hunting lease opportunities for additional income. Machinery access to all areas is outstanding and unimpeded. Entrance is gained off 375th Rd.

The property is located in the southwestern portion of Vernon County, 1/4 of a mile north of the Barton County line, 1.25 miles from Tract 3, across the road from Tract 4, and 3.75 miles from Tract 6, and 4.25 from Tract 7.



TRACT #6 (80+/- Acres) Barton Co. Missouri

Currently, Tract 6 is currently being utilized for hay production. Class 2 and 3 soils total 79.86% of the tract, the majority (78%) being Class 2 Barco loam, as well as Barden silt loam and Hepler silt loam. There are approximately 6 +/- acres of trees which provide shade and shelter for livestock. This tract presents multi-use possibilities, including continuing hay production, potential crop production, or building site. The property is in the most northern portion of Barton County with its north boundary running parallel to the Barton/Vernon county line on the south side of NW 100th Road. Property is accessed via either 100th Road or NW 120th Ln. on the western side. It is 5.25 miles from Tract 3, 3.75 miles from Tracts 4 and 5, and adjacent to Tract 7.



RANCH & FARM AUCTIONS LLC

TRACT INFO



TRACT #7 (100+/- Acres) Barton Co. Missouri

Currently, Tract 7 has approximately 76 +/- acres that were in active corn production this year. Class 2 and Class 3 soils total 89.81% of the tract, the majority (60.28%) is comprised of Class 2 Barden silt loam, Radley-Verdigris soils, and Hepler silt loam, with an additional (29.53%) being Class 3 soils including Parsons silt loam and Liberal silty clay loam. The subsequent 24 acres consist of timber and pasture. 11 acres +/- of hard and softwood timber, including large oaks and other native species, lay across the northern portion of the tract, banking Comstock Creek. It offers refuge, water, and forage to the abundant whitetail and turkey population and creates an ideal hunting situation. Additional income could be gained via hunting leases, or you could utilize it for your own great personal hunting spot. Machinery access to all areas is outstanding and unimpeded. Entrance is gained at the southwest corner near the intersection of NW 100th Ln. and NW 90th Rd. It is 5.75 miles from Tract 3, 4.25 miles from Tracts 4 and 5, and adjacent to Tract 6.

- 811+/- acres offered in 7 tracts
- Tracts ranging from 39 acres to 197 acres
- Productive tillable acres
- Tracts are near Nevada and Bronaugh
- Buy one or multiple tracts
- Good access on all tracts
- Class 2 and 3 soils
- High percentage tillable
- Tract 6 is currently in hay production
- Bidders may participate in the auction on site or online at WWW.RANCHANDFARMAUCTIONS.COM
- Onsite bidders should bring government issued ID
- 10% down payment immediately after auction - cash, personal or business checks accepted
- If winning bid is online, you will be immediately contacted to make arrangements for the 10% down payment and a purchase contract will be sent via DocuSign
- Closing on or before 12/27/23
- Announcements on auction day will take precedence over any prior announcements
- This is a no contingency sale and is not subject to financing or additional inspections
- Possession at closing, subject to tenant's rights, if any
- If a survey is needed it will be done following the auction and total purchase price will be adjusted to the surveyed acres
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: By the acre Buyers Choice

Sale Method: Selling Subject to seller acceptance

Closing: On or before 12/27/23

Possession: At closing prorated to date if close

Tenancy: Farm sells free of any tenancy agreements for 2024

Buyers Premium: NONE

Survey: None required

Down Payment: 10% due immediately

Seller: GRS Specialty Assets, LLC

CRP and Cash Rents: Seller will retain 2023 rents

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Seller shall pay for all Title search, commitment and insurance premiums. Other standard closing costs split 50/50 with seller.