

LAND AUCTION



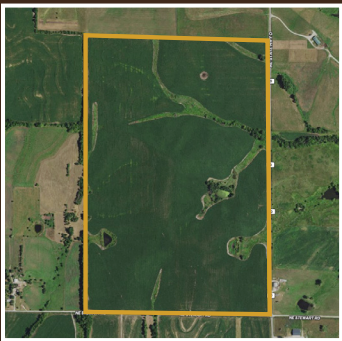
546.15 AC± | 5 TRACTS | DEKALB CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/25/24 | **AUCTION TIME:** 1PM CT

AUCTION LOCATION: DEKALB COUNTY YOUTH BUILDING
107 EAST HIGHWAY 6, MAYSVILLE, MO 64469

Presenting two well-maintained upland row crop farms to be offered in 5 tracts. These farms are highly tillable and also include hunting, fishing, and potential build sites. The current crop lease is based on approximately 450 tillable acres, or 82% tillable. These farms cash rented for \$99,000 (\$220 per tillable acre) in 2023 and 2024, with open tenancy after 2024 crops are harvested. The current tenant is a reputable farmer and has applied fertilizer at a minimum of 150-70-55 pounds per acre for corn, and a minimum of 0-40-70 pounds per acre for soybeans. Some areas had a cover crop applied after the 2023 harvest, and several tracts feature terracing, grass waterways, and erosion control ponds. Primary soil types are Lamoni clay loam, Shelby loam, and Grundy silt loam with an overall NCCPI of 63. *Seller is offering extended closing. Closing on or before 10/15/2024*



TRACT 1 DESCRIPTION: 238.5± ACRES

This tract is over 80%± tillable with excellent access along blacktop State Highway D, as well as good gravel road frontage along NE Stewart Rd. Grass waterways and several ponds help control waterflow and erosion, plus much of the farm was planted to a cover crop after the 2023 harvest. There are numerous potential build sites on this farm, with utilities available at the road, plus there's an inactive water meter that could be reactivated if a buyer chooses. 204± tillable acres are comprised mostly of Lamoni clay loam and Shelby loam.

Deeded Acres: 238.5±
FSA Farmland Acres: 204± (Estimated, FSA Tillable TBD)
Soil Types: Lamoni clay loam, Shelby loam, Zook silty clay loam, and others
Soil PI/NCCPI/CSR2: NCCPI 63 NCCPI
CRP Acres/payment: No CRP
Taxes: \$571.79
Lease Status: Open tenancy for 2025/Subject to 2024 tenancy agreement
Possession: Immediately after harvest
Survey needed?: No survey needed
Brief Legal: SE ¼ and S ½ NE ¼ S33 T60N R30W



TRACT 2 DESCRIPTION: 116.9± ACRES

This highly tillable tract has road frontage on 2 sides, potential building sites, and a few timbered draws for hunting and wildlife. There are approximately 104 tillable acres, most of which are terraced. Primary soil types are highly rated Lamoni clay loam and Grundy silt loam.

Deeded Acres: 116.9±
FSA Farmland Acres: 104± (Estimated, FSA Tillable TBD)
Soil Types: Lamoni clay loam, Grundy silt loam, Lagonda silty lay loam, and others
Soil PI/NCCPI/CSR2: 65.7 NCCPI
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open tenancy for 2025/Subject to 2024 tenancy agreement
Possession: Immediately after harvest
Survey needed?: No survey needed
Brief Legal: NW ¼ S4 T58N R30W except NW ¼ NW ¼ and pt SE ¼ NE ¼ S5 T58N R30W



TRACT 3 DESCRIPTION: 40± ACRES

This gorgeous tract offers tillable income, a large pond, plus potential building sites. The pond is nearly 2± acres and is believed to be stocked with fish. Approximately 29 acres of this tract are tillable, comprised mainly of Lamoni clay loam, Gara loam, and Lagonda silty clay loam with an overall NCCPI of 65.1.

Deeded Acres: 40±
FSA Farmland Acres: 29± (Estimated, FSA Tillable TBD)
Soil Types: Lamoni clay loam, Gara loam, Lagonda silty clay loam
Soil PI/NCCPI/CSR2: 65.1 NCCPI
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open tenancy for 2025/Subject to 2024 tenancy agreement
Possession: Immediately after harvest
Survey needed?: No survey needed
Brief Legal: NE ¼ NE ¼ S4 T58N R30W



TRACT 4 DESCRIPTION: 95± ACRES

This 88%± tillable tract is mostly terraced and offers excellent access from SE Davis Rd. Primary soil types are Lamoni clay loam, Shelby loam, and Lagonda silty clay loam with an Overall NCCPI Rating of 62.9. This highly productive tract also has a few timbered draws for hunting and wildlife.

Deeded Acres: 95±
FSA Farmland Acres: 85± (Estimated, FSA Tillable TBD)
Soil Types: Lamoni clay loam, Shelby loam, Lagonda silty clay loam, and others
Soil PI/NCCPI/CSR2: 62.9 NCCPI
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open tenancy for 2025/Subject to 2024 tenancy agreement
Possession: Immediately after harvest
Survey needed?: No survey needed
Brief Legal: SW NE and NW SE and pt NE SW S4 T58N R30W



TRACT 5 DESCRIPTION: 55.75± ACRES

This tract offers more wooded land and recreational appeal than the others, plus potential build sites, excellent access, and tillable acreage. Deer and turkey hunting will be good on this farm, and there are potential pond or lake sites. 37± tillable acres are comprised mainly of Lamoni clay loam, Gara loam, and Armstrong loam. This would be an excellent hunting farm and home or cabin site.

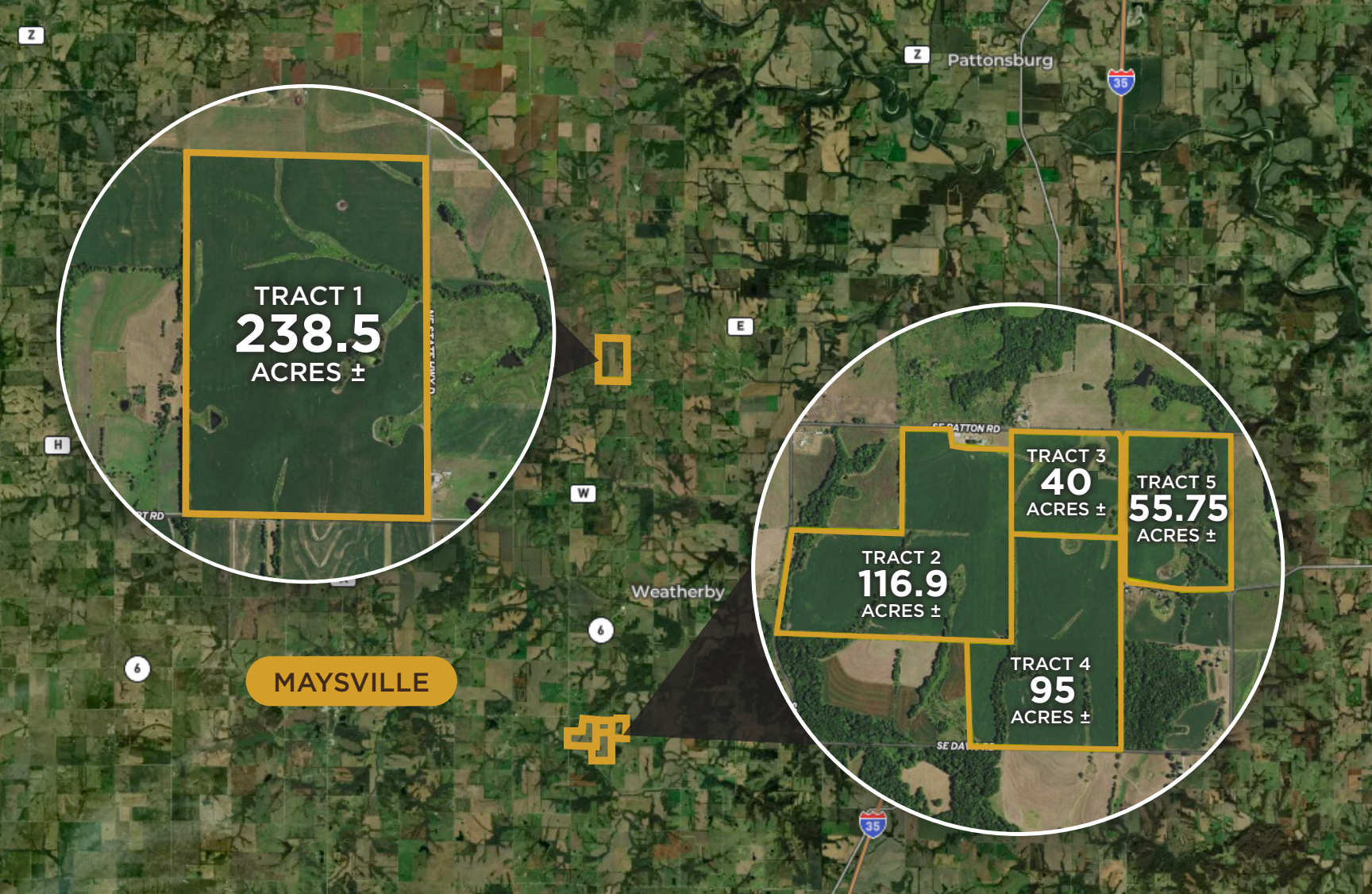
Deeded Acres: 55.75±
FSA Farmland Acres: 37± (Estimated, FSA Tillable TBD)
Soil Types: Gara loam, Lamoni clay loam, Armstrong loam, Lagonda silty clay loam
Soil PI/NCCPI/CSR2: 65 NCCPI
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open tenancy for 2025/Subject to 2024 tenancy agreement
Possession: Immediately after harvest
Survey needed?: No survey needed
Brief Legal: NE NE and part SE NE S4 T58N R30W

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232
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TERMS OF SALE

Thank you for participating in this auction. Please familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck and good 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 and agree to the terms and conditions. By bidding you are representing 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 or paddle number 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. The successful bidder will be required to execute a Sales Agreement at the conclusion of the auction and submit the appropriate down payment in a timely manner as instructed by the Auctioneer.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. The Broker and Auction Company represent the seller only and do not inspect properties on the 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(ies). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy 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 Quitclaim Bill of Sale unless otherwise noted in the Disclosures). The current year's taxes are prorated through the day of closing as is customary unless otherwise noted or announced on sale day.

Or in abstract states, the seller shall provide a continuation of the abstract of title through the date of sale for the buyer or buyers attorney to examine.

The sale of this property may be subject to a Buyer's Premium, which will be added to the high bid and included in the total purchase price. Please see the Auction Day Notes, The Contract for Sale, and/or the Auctioneer for specifics about the property you wish to bid on.

Tracts sold by the acre - The contract will indicate the current acreage, bid per acre and the high bid will be the current acreage multiplied by the high bid per acre. If a survey is required prior to closing that would result in a change to acreage, the contract will be adjusted to that acreage prior to closing and the purchase price will reflect that change in acreage.

If a survey is required, it is typically done immediately following the auction. The per acre bid at auction will then be multiplied by actual surveyed acres to determine the final sales price at closing. The purchase agreement and sales day announcements will identify the party responsible for survey cost.

Each high bidder must sign a purchase agreement and make a 10% non-refundable deposit immediately following the auction to the designated Title Company or escrow agent noted on the Purchase Agreement. Cash, wire transfers, cashier's checks, personal checks and business checks (electronically processed) are accepted. For online only auctions, wire transfers are the preferred method for deposits. Wire instructions will be sent from the escrow agent or title company at the conclusion of the auction or the next day. The balance of the purchase price and all closing costs are due within 30 days unless otherwise noted or announced. 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 reschedule 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 happens quickly. 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.

For online only sales, click the "Bid Now" button to enter your bid. Be sure to create an account and sign in early so you do not miss the opportunity to bid. You can also enter a maximum bid to allow for bids to be increased by the noted increments up to your high bid. If you cannot log in, feel free to call (217) 922-0811 to reach customer service to register and bid by phone.

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 court or seller approval unless otherwise noted as "Absolute". Most sales are approved within 2 business days. Buyers are not



allowed possession until closing and filing of the deed, at which time the property should be re-keyed if required. 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 outbid 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.

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The information contained within is believed to be accurate, but Seller and Auction Company do not warrant any information contained within the description. All lines on maps are approximate and buyers should verify the information. All stated measurements including but not limited to acreage, sq footage, map dimensions, and/or sketches are stated for marketing purpose only unless it is stated that the measurements are verified by an independent surveyor or other source. All measurements shall be assumed to be approximate or more/less and obtained from sources to be considered reliable such as: government tax records, mapping software, assessor's office records or FSA maps. Legal descriptions may be subject to existing fence/field boundaries. No warranty is expressed or implied as to the exact acreages of property. The purchase price based on these measurements entered on the purchase agreement is final unless buyer and seller have agreed otherwise in writing prior to signing. If exact acreage or square footage is a concern, the Property should be independently measured.

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BUYERS PREMIUM:..... No Buyer's Premium
TAXES:Seller will pay 2024 taxes
TENANCY:Open after 2024 Harvest
RENTS: Seller retains 2024 rent
MINERALS:All seller rights shall convey
CLOSING COSTS: Title Commitment & Owner's Policy at Seller's Cost
CLOSING DATE: Seller is offering extended closing.
Closing on or before 10/15/2024
DOWN PAYMENT:10%
POSSESSION DATE:After 2024 Harvest
SURVEY:Not required
SELLER:..... Shepherd & Shepherd LLC
SALE ORDER:..... Sells subject to seller acceptance
SALE METHOD:..... Sell by the acre/Buyers choice

THANK YOU FOR BEING A
PART OF TODAY'S AUCTION!