

AUCTION 1 | 10:00am ct

Ray Co, MO (Tracts 1-3)

AUCTION LOCATION

Branded Steakhouse
708 Wollard Boulevard
Richmond, MO 64085

AUCTION 2 | 6:00pm ct

Johnson Co, MO (Tracts 1-5)

AUCTION LOCATION

MKi Pavillion
107 Ming Street
Warrensburg, MO 64093



AUCTION 1 - 696+/- ACRES



AUCTION 2 - 487.9+/- ACRES

2 Thursday, September 19th AUCTIONS

HIGH QUALITY MISSOURI RIVER BOTTOM CROPLAND

IRRIGATION | GRAIN STORAGE | POLE BARN



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HALDERMAN
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AUCTION COMPANY
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TRACT 1



48+/- Acres All Cotter Soils Tillable

TRACT 2



126+/- Acres 123+/- Tillable • 3.0+/- Building Site
60' x 80' Morton Barn (Constructed in 2011) (3) Grain B
Predominant Soils: Cotter, Leta



TRACT 3



522+/- Acres 488+/- Tillable • 34+/- Non-Tillable, Irrigation Pivot
Predominant Soils: Cotter, Booker, Dockery



TRACTS 1-3



High Qu
Bottom C

PROPERTY LOCATION

48292 HWY 10, Hardin, MO 64036

Both sides of HWY 10, approximately 1 mile west of Hardin, MO in Crooked River Township, Ray County.

SOIL TYPES

Cotter silt loam, Leta silty clay, Booker silty clay, Dockery silt loam, Parkville silty clay, Modale silt loam

SCHOOL DISTRICT

Hardin Central C-2

TOPOGRAPHY

Level

PROPERTY TYPE

Farm

ANNUAL TAXES

Real Estate: \$4,966.90

Drainage Districts: \$5,258.58

ZONING

Agricultural

1% BUYER'S PREMIUM



AY CO, MO

487.9+/- ACRES • SEPTEMBER 19 • TR



ins (Approx. 20,000 bu each)



ality Missouri River
Cropland • Irrigation



TRACT 1



167.9+/- Acres

153.66+/- Tillable • 8.79+/- CRP
5.45+/- Non-Tillable

TRACT 2



81+/- Acres

64.64+/- Tillable • 8.76+/- CRP
7.6+/- Other

TRACT 4



90+/- Acres

78.13+/- Tillable • 8.53+/- Non-Tillable
3.34+/- Other

TRACT 5



18+/- Acres

13.62+/- Tillable • 4.02+/- CRP
0.36+/- Other

PROPERTY LOCATION

Tract 1: North side of SE 1000th Road, 1/2 mile east of State Route 13 approximately 2 miles northwest of Leeton, MO in Post Oak Township, Johnson County.

Tracts 2-5: North side of NW 1400th Road between SW 321st Road and SW 551st Road approximately 2 miles southeast of Chilhowee, MO in Chilhowee Township, Johnson County.

SOIL TYPES

Sempsel silty clay loam, Hartwell silt loam, Summit silty clay loam, Muldrow silt loam, Barco loam, Deepweater silt loam

1% BUYER'S PREMIUM

SCHOOL DISTRICT

Tract 1: Leeton R-X School District
Tracts 2-5: Chilhowee R-IV School District

PROPERTY TYPE

Farm

ZONING

NA

TOPOGRAPHY

Gently Rolling to Rolling

ANNUAL TAXES

\$1,265.18

Additional information including photos and drone flight are available at halderman.com.

TRACTS 1-5 • JOHNSON CO, MO



TRACT 3



es
5+/- Non-Tillable
er

131+/- Acres

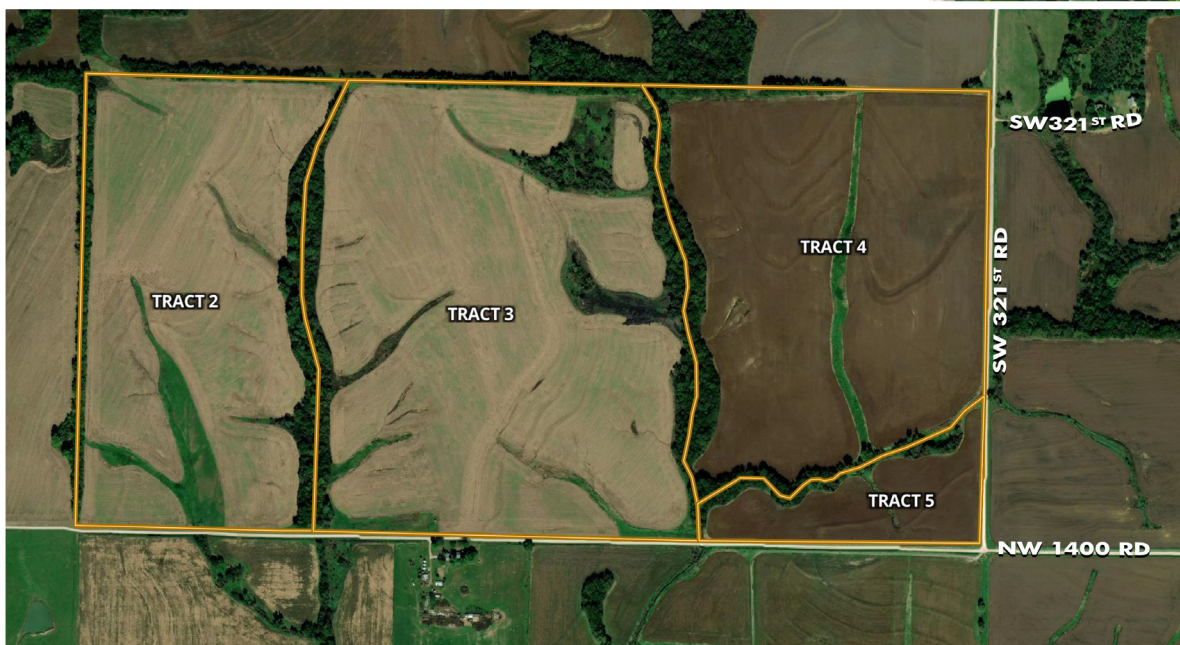
104.72+/- Tillable • 18.28+/- Non-Tillable
8+/- Other



es
2+/- Non-Tillable
ner



strict



Join us
Thursday, September 19th

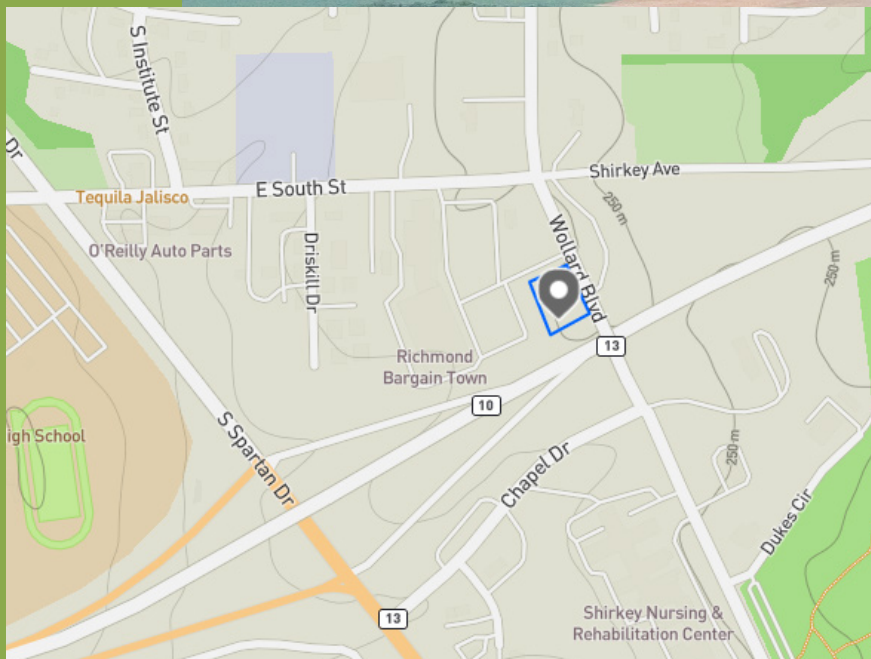
AUCTION 1 | 10:00 am CT

Ray County, Missouri

*High Quality Missouri River
Bottom Cropland
Irrigation • Outbuildings
(696^{+/-} Acres, Tracts 1-3)*

AUCTION LOCATION

Branded Steakhouse
708 Wollard Boulevard
Richmond, MO 64085



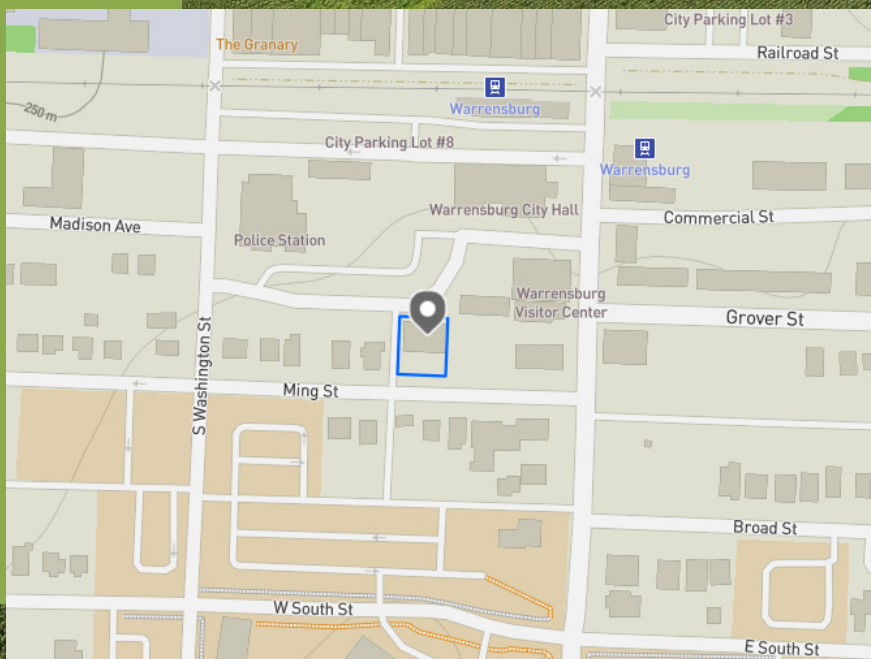
AUCTION 2 | 6:00 pm CT

Johnson County, Missouri

*Productive Cropland
Abundant Wildlife
(487.9^{+/-} Acres, Tracts 1-5)*

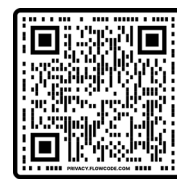
AUCTION LOCATION

MKi Pavillion
107 Ming Street
Warrensburg, MO 64093



**ONLINE BIDDING IS
ALSO AVAILABLE**

To place an online bid, visit
halderman.com. Please register
prior to the auction.



**VIEW DRONE FOOTAGE
& MORE PHOTOS**

Access additional information,
drone flights, photos and more
by scanning the QR code above.

Thursday, September 19th

2 AUCTIONS

AUCTION 1
696+/- ACRES
RAY COUNTY

HIGH QUALITY MISSOURI BOTTOM CROPLAND • IRRIGATION • OUTBUILDINGS

AUCTION 2
487.9+/- ACRES
JOHNSON COUNTY

MISSOURI

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. and West Central Auction Company will offer two properties at two separate public auctions on September 19, 2024. At 10:00am, 696 acres, more or less, in Ray County will be sold at the Branded Steakhouse, 708 Wollard Boulevard, Richmond, MO 64085. This property will be offered in three (3) tracts as individual units, in combination or as a whole farm. At 6:00 pm, 487.9 acres, more or less, in Johnson County will be offered in five (5) tracts as individual units, in combination or as a whole farm at MKi Pavilion, 107 Ming Street, Warrensburg, MO 64093. 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(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Brett Salyers at (419) 806-5643 or Jason Winter at (816)-884-1987 at least two days prior to the sale.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, legal descriptions, FSA records and/or aerial photos.

CLOSING: The closing shall be on or before November 30, 2024. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of the buildings (pole barn and grain bins) will be by March 31, 2025. Possession of land will be at closing, subject to the tenant's rights.

REAL ESTATE TAXES: The Sellers will pay all real estate taxes for 2024.

DRAINAGE DISTRICT TAXES (RAY CO): The Buyer(s) will pay all 2024 drainage district taxes for Hardin Oak Grove, Norborne, and Ray-Carroll Bottoms Consolidated Levee.

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

FARM INCOME: Seller will retain the 2024 farm income.

DEED: The Sellers will provide a Corporate Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

BUYER'S PREMIUM: 1% Buyers premium.

ZONING AND EASEMENTS: Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.

AERIAL PHOTOS, Images and Drawings: are for illustration purposes only and not surveyed boundary lines unless specified

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, West Central Auction Company, and their representatives, are exclusive agents of the Sellers.

BID RIGGING: Bid Rigging is a Federal Felony and is prohibited.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. No environmental audit has been made, nor will one be made. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.