

Audrain County

REAL ESTATE AUCTION



THURSDAY, DECEMBER 11, 2025 at 10 AM

AUCTION LOCATION: American Legion Hall, 106 W. Jefferson St, Martinsburg, MO 65264

PROPERTY LOCATION: From Martinsburg, MO go west on Highway U for 5 1/4 miles to Audrain County Road 740, turn left and follow ACR 740 for 1 1/2 miles to the Pop property on the right. OR from Mexico, MO, at the east edge of town, take Highway 54 for 4 miles east to Highway A, turn right and go south 5 1/2 miles to ACR 740, turn left and go east 1/4 mile to the Popp property on the left.

**86+/- ACRES IN TOWNSHIP 50N, RANGE 8W, SECTION 23 OF
AUDRAIN COUNTY, MISSOURI.**

68.76 TILLABLE ACRES. OFFERED IN 1 TRACT.

SELLERS: Roy & Bonnie Popp Trust

Wheeler 
AUCTIONS & REAL ESTATE

23101 HWY. 24, PARIS, MO 65275 | 660-327-5890
WWW.WHEELERAUCTIONS.COM

For more information

Charlie Nordwald

(636) 795-4552

www.wheelerauctions.com

AUDRAIN COUNTY REAL ESTATE AUCTION

THURSDAY, DECEMBER 11, 2025 | 10 AM

**PRE-AUCTION PROPERTY VIEWING
THURSDAY, DECEMBER 4 FROM 2 PM TO 4 PM**

AUCTION LOCATION:

American Legion Hall-106 W. Jefferson St., Martinsburg, MO 65264

PROPERTY LOCATION: From Martinsburg, MO go west on Highway U for 5 1/4 miles to Audrain County Road 740, turn left and follow ACR 740 for 1 1/2 miles to the Pop property on the right. OR from Mexico, MO, at the east edge of town, take Highway 54 for 4 miles east to Highway A, turn right and go south 5 1/2 miles to ACR 740, turn left and go east 1/4 mile to the Popp property on the left.

**86+/- ACRES IN TOWNSHIP 50N, RANGE 8W,
SECTION 23 OF AUDRAIN COUNTY, MISSOURI.
68.76 TILLABLE ACRES. OFFERED IN 1 TRACT.**

86 +/- acres in Township 50N, Range 8W, Section 23 of Audrain County, Missouri. The property will be offered in one tract on a per-acre basis. The tract has county road frontage and access along the south side of ACR 740, has a functioning deep well, electric meter is in place. The property is primarily open, terraced and waterways and currently in row crop production with the exception of a small piece of grass in the southwest corner that is currently being used for cattle and pasture production. In the southwest corner there is also a 56' x 80' pole frame building with tin sides and roof being used for livestock. There is an automatic drinker on a concrete pad by the shed.

The taxes for 2024 were \$309.36.

The property is in the R-6 School District.

There are no future tenancies for the crop ground or pasture.

NOTE: As soon as the FSA Offices are reopened due to the government shutdown, we will get the tillage acreage for this tract.



AUCTION TERMS AND CONDITIONS

Procedure: Property sells with the confirmation of bid price by the seller.

Down Payment: 10% Down day of auction with the balance due at closing in 30 days or less. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, be sure you have arranged financing, if needed, and are capable of paying the balance at closing.

Title: The title work, title insurance and deed preparation and closing costs to be split 50/50 between the Sellers and Buyer.

Possession: Possession of the crop ground will be given after harvest and the cattle ground will be given on January 1, 2026.

Mineral Rights: The sale shall include 100% of the mineral rights owned by the sellers.

Easements: Sale of the property is subject to any and all easements on record.

Acreage: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

Auction Method: The property will be sold by the acre using the published acreage amounts from the survey that is being completed.

Taxes: The Seller will pay all the 2025 Audrain County property taxes and retain all the 2025 farm revenues. The taxes for 2024 were \$309.36.

Survey: A new survey is being completed by Jane's Surveying, Palmyra, MO,

Closing: Anticipated closing date shall be on or before Monday, January 12, 2026 conducted at the offices of Audrain County Title Company, 120 N Jefferson St, Mexico, MO 65265, (573) 581-5136.

Agency: Wheeler Auctions & Real Estate and its representatives are Exclusive Agents for the sellers.

Disclaimer: 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 either the sellers or the auction company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. Acreage is estimated. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The sellers and the Auction Company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc.

New Data, Corrections and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. **ALL ANNOUNCEMENTS AND INFORMATION GIVEN FROM THE AUCTION PODIUM SHALL TAKE PRECEDENCE OVER PREVIOUSLY PRINTED OR STATED ADVERTISEMENT.**

ENNIS IMPLEMENT CO

"Located Where the City Meets the Country"

1117 South Main Street, Vandalia
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1250 Littleby Rd, Mexico
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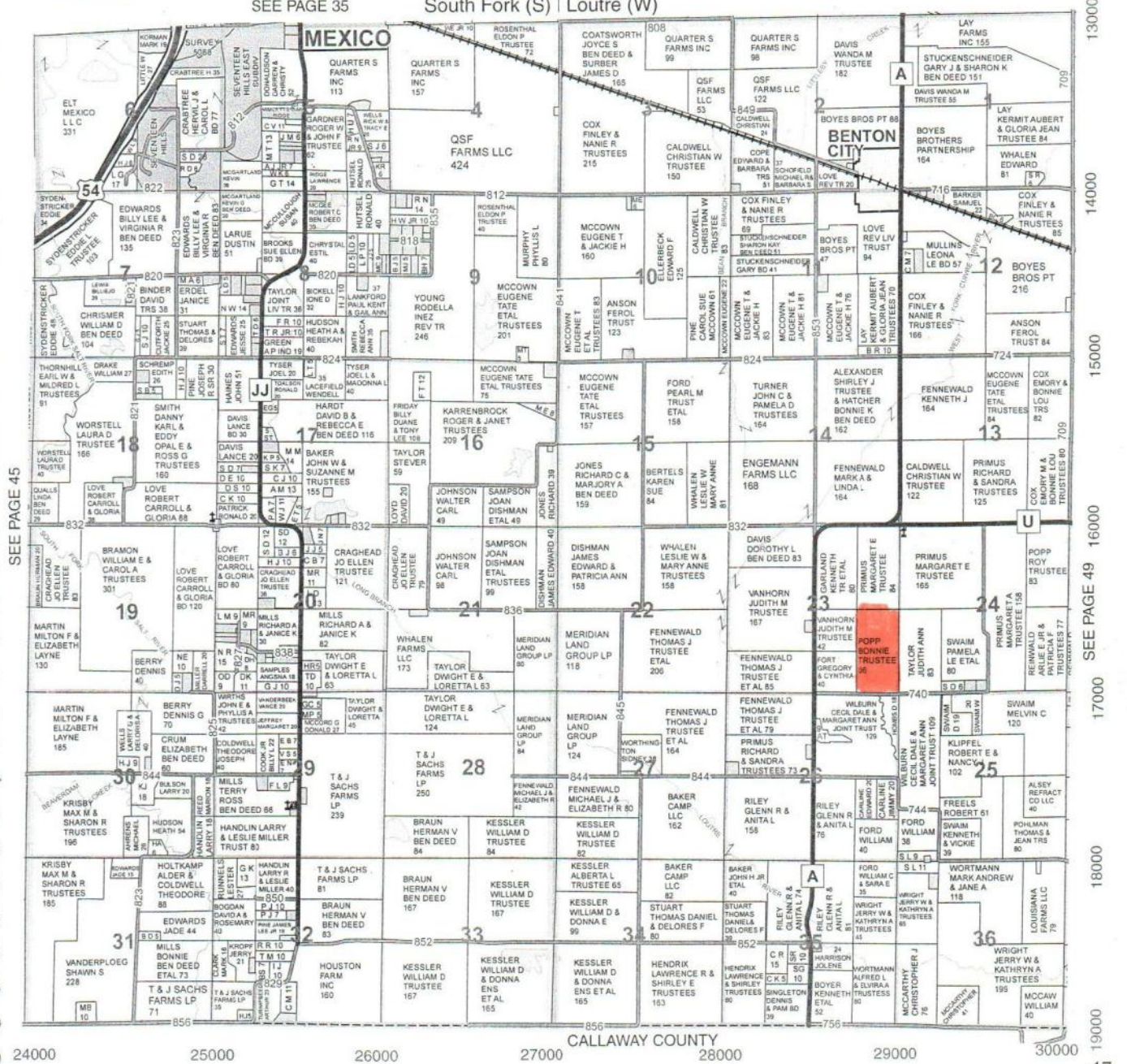
Loutre (W) & South Fork (S)

Township 50N - Range 8W

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SEE PAGE 35

South Fork (S) | Loutre (W)



SEE PAGE 45

13000
14000
15000
16000
17000
18000
19000



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Audrain Co. FSA

C-Corn YEL GR - POPCORN=Corn POP GR
SB=Soybn COM GR - WHT=Wheat SRW GR
Oats=Oats Spring GR - MILO=Sorgh GRS GR
TRITA=Tritacale FG - CLOVER=Clov RED FG
Alf=Alfal FG - LS=Grass/Mxfg LS
GZ=Grass/Mxfg GZ - Hay=Grass/Mxfg FG
CC RYE=Cover Crop CEG
CC MIX= Cover Crop MIX
*Unless notated on Map

1:3,980

Program Year: 2025

Created: 5/8/2025

Flown: 2022-6-20



**Farm 524
Tract 1689**



MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 524
Prepared : 11/3/25 8:13 AM CST
Crop Year : 2026

Tract Number : 1689

Description : R9 S23 T50N R8W
FSA Physical Location : MISSOURI/AUDRAIN
ANSI Physical Location : MISSOURI/AUDRAIN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BONNIE H POPP REV TRUST
Other Producers : KEITH ALAN DEIMEKE, SCOTT CURTIS DEIMEKE, PEHLE FAMILY AG LLC
Recon ID : None

Tract Land Data

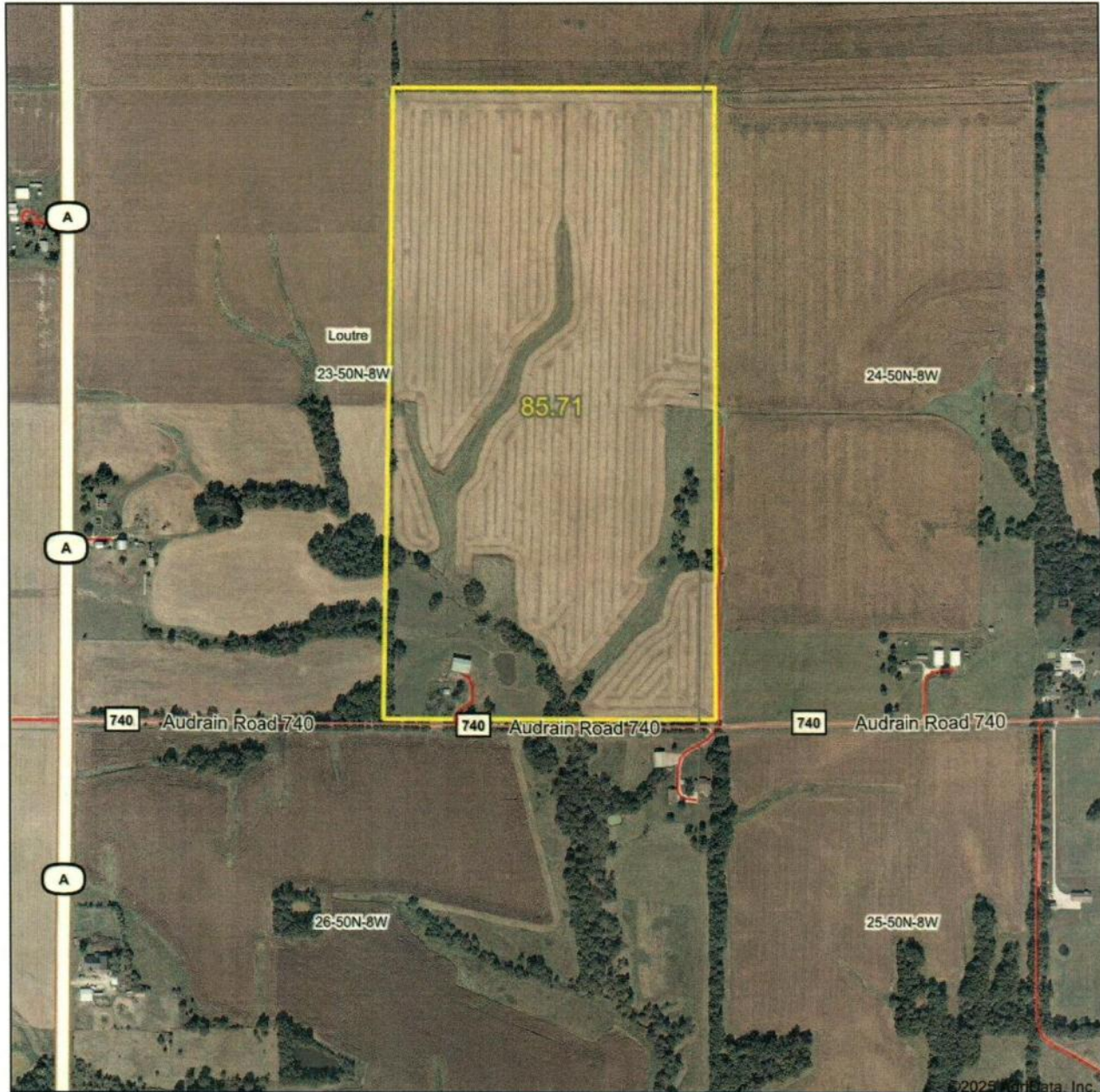
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
86.79	85.80	85.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	85.80	5.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.60	0.00	63
Corn	28.50	0.00	105
Grain Sorghum	12.00	0.00	86
Soybeans	15.80	0.00	38

TOTAL 67.90 0.00

Aerial Map



Boundary Center: 39° 5' 36.26, -91° 45' 57.3

0ft 664ft 1327ft

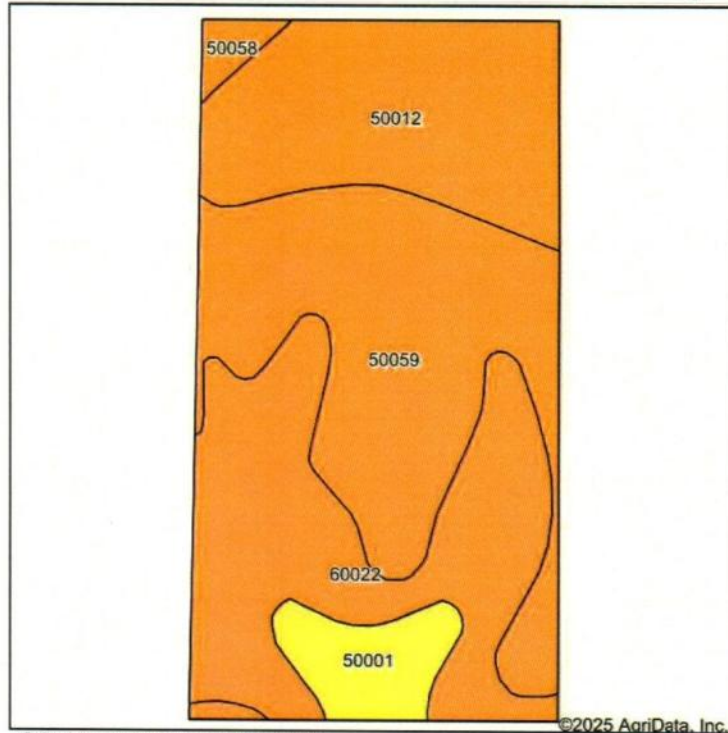
23-50N-8W
Audrain County
Missouri



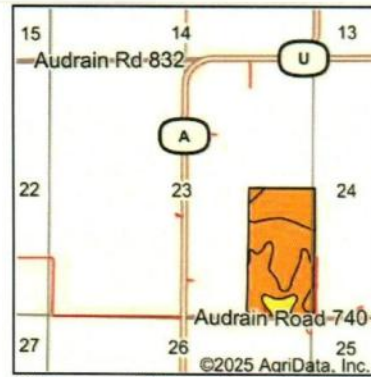
Maps Provided By:
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9/8/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Audrain**
 Location: **23-50N-8W**
 Township: **Loutre**
 Acres: **85.71**
 Date: **9/8/2025**

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Area Symbol: MO007, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	31.03	36.1%		IIIe
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	27.10	31.6%		IIIe
50012	Putnam silt loam, 0 to 1 percent slopes	20.96	24.5%		IIIw
50001	Armstrong loam, 5 to 9 percent slopes, eroded	5.37	6.3%		IVe
50058	Mexico silt loam, 0 to 2 percent slopes	1.25	1.5%		IIIw
Weighted Average					3.06

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AGREEMENT TO PURCHASE REAL ESTATE AT PUBLIC AUCTION

THIS AGREEMENT TO PURCHASE REAL ESTATE AT PUBLIC AUCTION (later called the "Agreement"), made and entered into as of this 11th day of December, 2025 by & between Bonnie H. Popp Trust w/ Richard Popp, Trustee, (collectively later called the "Seller"), and _____ and/or assigns (later called the "Purchaser"), as the highest bidder on the property (as defined in Paragraph 1) at the public auction on this date (the "Auction"), is made subject to the following terms, covenants and conditions:

1. **PROPERTY:** Seller agrees to sell and Purchaser agrees to purchase tract(s) _____ sold as a total amount and/or tract(s) _____ sold on a per acre basis with approximately _____ total acres of real estate situated in Audrain County, MO. Purchaser hereby acknowledges and understands that the Property is being sold on an "as is where is" basis. Purchaser further acknowledge that this Agreement is not contingent upon financing and that failure to close this transaction on or before Monday, Jan. 12, 2026 due to any delay caused by Purchaser shall constitute a forfeiture of the Earnest Money.

2. **PURCHASE PRICE:** Purchaser agrees to pay to the Seller the total sum of _____ (the "purchase price") subject to acreage determination by survey. Purchase price is figured from:

Upon execution of this agreement, the Purchaser will pay by check and not in cash

(which amount is equal to ten percent (10%) of the Purchase Price as Earnest Money made payable to and to be held in the escrow account of Audrain County Title as escrow agent, there under for delivery to the Seller at the time of closing or as otherwise provided for herein. The balance of the Purchase Price shall be paid by Purchaser to the Seller at closing in cash or form of payment acceptable to the Seller.

3. **TITLE:** Seller shall furnish Purchaser with an Owners Title Insurance Commitment (Title Commitment), issued by Audrain County Title. Title insurance premium policy is to be split 50/50 between the buyer(s) and seller. The Title Commitment shall commit the subject title company to issue Purchaser its standard owner's policy in the amount of the purchase price, showing title to the Property in the name of the Seller.

In the event that the Seller is unable to convey the Property in accordance with the terms of this agreement, Purchaser shall elect to either (a) take the Property encumbered with the objectionable exceptions to the title and waive any and all objections thereto without abatement of the Purchase Price, or (b) receive a refund of the Earnest Money, and upon such refund being made, this Agreement shall terminate and be of no further force and effect.

4. **SURVEY:** If survey is necessary, survey shall be provided at Seller's expense a new survey reflecting the legal description, acreage and boundary lines for any Tract of the Property where there is no existing legal description or where new boundaries are created by the divisions of Tracts at the Auction. Any need for a survey shall be determined at the sole discretion of the Seller. If a new survey is determined to be necessary by the Seller, the Purchase Price shall be adjusted to reflect any difference between the bid acreage and the surveyed acreage. Purchaser will then have a revised Purchase Price calculated by Multiplying the surveyed acreage by the actual Purchase Price per Acre indicated in Paragraph 2.

5. **CLOSING AND POSSESSION:** The "Closing" shall take place on or before Monday, Jan. 12, 2026 at the office of Audrain County Title at a time designated by the Seller and agreed upon by Purchaser. Concurrently with the Closing, Purchaser shall pay to the Seller the Purchase Price, less the Earnest Money as provided for herein. Upon full receipt of the entire Purchase Price by Seller, Seller shall deliver to Purchaser special warranty deeds from each selling entity conveying title in the property to the Purchaser. Purchaser shall pay the charge for recording the Deed. Seller and Purchaser agree to execute any real estate transfer declarations required by the state, county or municipality in which the Property is located. The Seller and Purchaser agree to provide and to execute such further documents as may be necessary or customary to close this Agreement (e.g., Seller Affidavit; FITPA Affidavit; Organizational documents and closing statement) Closing fees to be split equally.

6. **CASUALTY:** Seller will keep the Property and Improvements insured until closing. If the improvements on the property are substantially damaged or destroyed by fire or other casualty prior to closing, then Buyer will have the option of accepting all of the insurance proceeds and proceeding to close this Agreement, or terminating this Agreement. If this Agreement is terminated due to this paragraph then the earnest money will be returned to the Buyer.

7. **WARRANTIES:** Purchaser acknowledges that Purchaser has been given an opportunity for a full inspection of the property and related information and further acknowledges with respect to this agreement that Purchaser is satisfied in all respects with the condition of the Property and all matters pertaining thereto. Purchaser accepts the Property "as is" and in its present condition with Purchaser assuming risk thereof. Purchaser understands that Seller makes no warranty or representation of any kind, either implied or expressed or arising by particular purpose of the Property or any portion thereof, and in no event shall Seller be liable for consequential damages. Purchaser acknowledges that Seller has not agreed to perform any work on or about the Property as a condition of Purchaser's purchase of it.

8. **MINERAL RIGHTS:** One hundred percent (100%) of the mineral rights owned by Seller with respect to the Property, if any, shall be conveyed to Purchaser at Closing.

9. **REAL ESTATE TAXES AND ASSESSMENTS:** The new buyer will get full possession at closing.

10. **DEFAULT:** If Purchaser fails to perform any obligation imposed by this Agreement, Seller may serve written notice of default upon Purchaser and if such default is not corrected within ten (10) days thereafter, then, at the option of the Seller, this Agreement shall terminate and the Seller shall be entitled to retain the Earnest Money paid hereunder as liquidated damages. The foregoing remedy in the event of default is not intended to be the exclusive remedy of Seller, and Seller shall have the right to seek any other remedies available at law or equity, including but not limited to specific performance. Default by Purchaser shall entitle Seller to court costs and reasonable attorney's fees incurred in enforcing the provision of this Agreement.

In the event of failure of Seller to perform the obligations imposed by this Agreement, Purchaser's sole remedy hereunder is to terminate this Agreement and receive a refund of the Earnest Money upon similar notice served upon Seller and similar expiration time period.

The Escrow Agent, upon receiving an affidavit from the non-defaulting party stating that this Agreement has been terminated as provided herein, shall be entitled to rely upon such affidavit and shall deliver the earnest money to the non-defaulting party.

11. ENVIRONMENTAL: The Purchaser acknowledges that the Seller has not made and hereby disclaims any and all representations and warranties, either express or implied, regarding the environmental condition of the Property. The Purchaser shall rely upon its own independent investigation, inspection, inquiry, analysis, and due diligence to evacuate and ascertain the environmental condition of the Property. The Purchaser has been advised that the Property is being sold "as is, where is" and that Seller is not representing or warranting that the condition of the Property is in accordance or compliance with any past, present, or future federal, state or local environmental laws, regulations, requirements, or standards.

As a matter of corporate policy, Seller makes it a practice to expressly advise any purchaser that the improvements on the Property include materials, which may contain asbestos, and encourages Purchaser to investigate specifically whether asbestos containing materials exist on the Property.

12. PROVISIONS RELATING SPECIALLY TO SELLER/TRUST/ TRUSTEES/ EXECUTOR AND THEIR RESPECTIVE SPECIAL CIRCUMSTANCES: Trustee/Executor Disclaimer. Each fiduciary comprising Seller executes this instrument only in its representative capacity and shall not be bound or obligated hereunder except in such capacity. Purchaser acknowledges and agrees that this Agreement is made by such fiduciaries solely in their fiduciary capacity as described in the signatures affixed hereto, and that such fiduciaries shall not be liable for any breach or any failure to perform any obligation under this Agreement except from assets held in the fiduciary capacity described.

13. PROVISIONS RELATING TO THE AUCTION COMPANY/ AUCTIONEER/BROKERS/FINDERS/ AGENTS:

(a) This Agreement is solely between Seller and Purchaser. Wheeler Auctions & Real Estate, L.L.C. (the "Auction Company") and its licensed auctioneers are employed by the Seller. The Auction Company and its auctioneers shall not be liable for any patent or latent defects or deficiencies existing in the Property, improvements or other appurtenant structures thereon, nor for any information provided to the Purchaser. The Purchaser acknowledges that it has conducted its own independent investigations, inspections, inquiries and due diligence concerning the Property.

(b) Commission. Notwithstanding any other provisions of this Agreement, the right to commission, if any, payable to any agent representing either party to this Agreement shall not vest until the transaction is closed, and shall be payable only out of proceeds of closing and said agent shall have equal right to any portion of Earnest Money forfeitures.

14. **IRS 1031 TAX EXCHANGE DECLARATION (Optional):**

It is agreed between the purchaser(s) and seller(s) that a material part of the consideration to the Purchasers for purchasing is that the Purchaser has the option to qualify this transaction as part of a tax-deferred exchange under Section 1031 of the Internal Revenue Code of 1986 as amended. Sellers agree that Purchaser may assign this Agreement to an exchange intermediary of Purchasers choice. Purchaser agrees that any and all additional expense, if any, shall be borne by Purchaser and Sellers agree to fully cooperate to complete the exchange.

Seller hereunder desires to exchange, for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended and the Regulations promulgated there under, fee title in the property which is the subject of this Contract. Seller expressly reserves the right to assign its rights, but not its obligations, hereunder to a Qualified Intermediary as provided in IRC Reg. 1.1031(k)-1(g)(4) on or before the closing date.

15. **MISCELLANEOUS:**

(a) Jurisdiction. This agreement shall be construed in accordance with the laws of the State of Missouri. Any provision of this Agreement which is unenforceable or invalid, or the inclusion of which would affect the validity, legality, or enforcement of this Agreement shall be of no effect, but all the remaining provisions of the Agreement shall remain in full force and effect.

(b) Entire Agreement. This Agreement contains the entire agreement of the parties and no representations, warranties or agreements have been made by either of the parties except as set forth in this Agreement.

(c) Heirs, Successors and Assigns. This Agreement shall ensure to the benefit of and shall be binding upon the Seller and Purchaser and their respective heirs, successors, and permitted assigns, provided, however, that Purchaser may not assign its rights or obligations hereunder without the prior written consent of the Seller.

(d) Time is Of the Essence. The time for performance of the obligations of this Agreement is of the essence.

(e) Notice. All notices shall be in writing and shall be deemed to have been properly delivered as of the time of delivery if personally delivered or as of the time deposited in the mail systems if sent by United States certified mail, return receipt requested, and postage prepaid.

16. FSA/NRCS: Seller is obligated to maintain (if any) the current FSA Program and Basis on the above listed real estate. Buyer agrees to the division of FSA Program data as a percent of cropland acres per tract. Buyer assumes the responsibility of any and all FSA or NRCS Programs currently in place. Buyer will be required to maintain and comply with FSA regulations of the CRP contract.

17. Tenant Rights: There are no current or future tenancies.

18. SPECIAL AGREEMENTS (if any):

IN WITNESS WHEREOF, the parties have executed this Agreement in three counterparts, each of which shall be deemed an original instrument, as of the day, month and year first above written.

SELLER:

Address_____

City, State, Zip _____

Phone _____

Email _____

Date _____

PURCHASER:

Address_____

City, State, Zip _____

Phone _____

Email _____

Date _____

Lender Contact _____

TITLE COMPANIES INFORMATION:

Name: Audrain County Title Company

Address: 120 N Jefferson St, Mexico, MO 65265

Phone: (573) 581-5136

