

Holt Co, MO 109.7+/- acres offered in 1 Tract

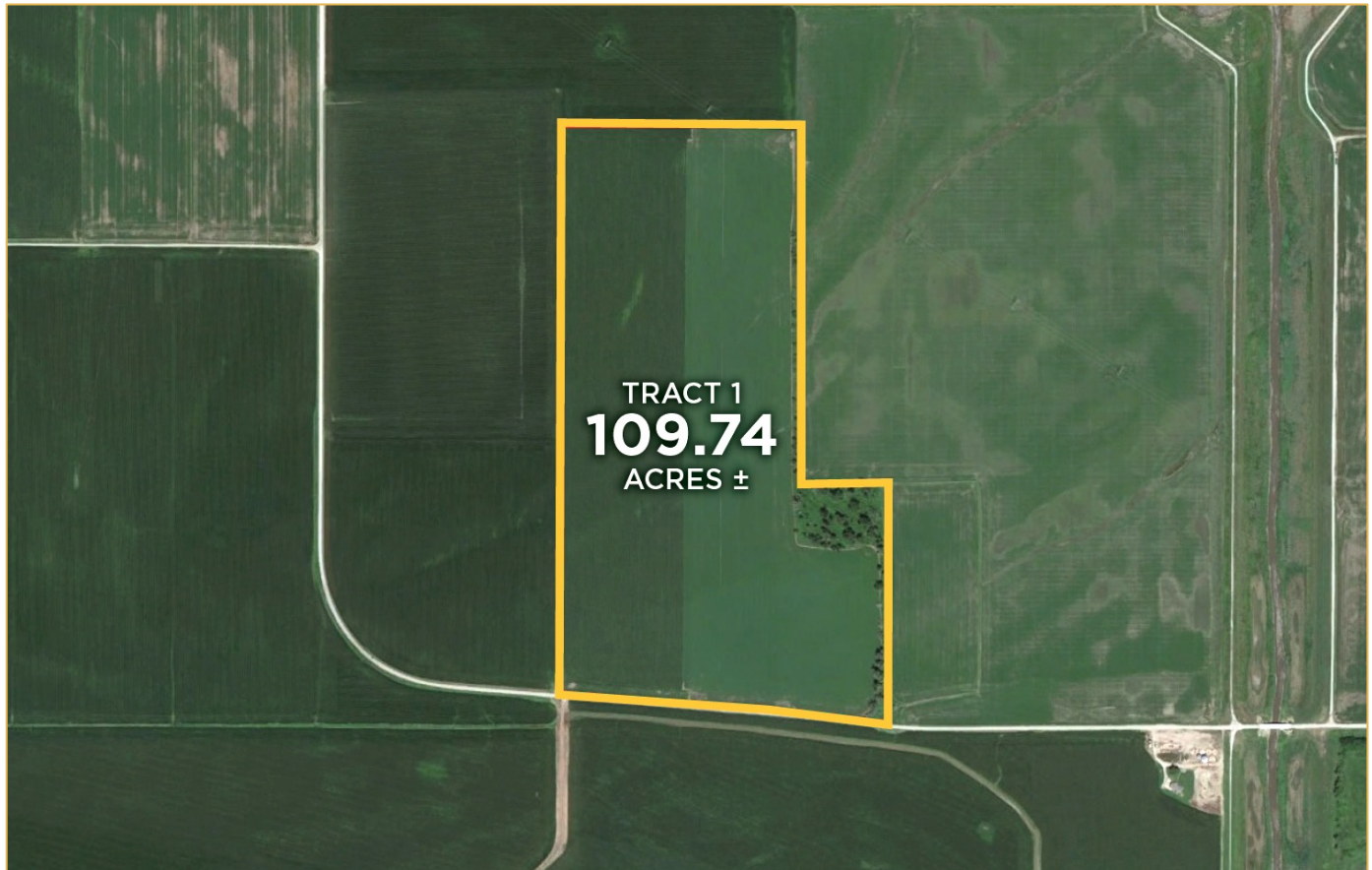
SALE DAY FLYER

AUCTION DETAILS

9/27/23 at 10:00 AM CDT
Live And Online
Monarch Place Event Center
36900 Holt 310
Oregon, MO 64473

PROPERTY DETAILS

Total Acres: 109.7+/- acres offered in 1 Tract
Method: Bid By The Acre
Seller: Robert and Joann Brown Revocable Living Trust
Agents: Kyle Karcher/Jason Paterson



ENTIRE FARM DESCRIPTION:

Ranch and Farm Auctions is proud to represent the Robert and Joann Brown Revocable Living Trust with this 94%+/- tillable bottomland farm with tremendous waterfowl hunting opportunities, near Bob Brown Conservation Area. This Missouri Century Farm has been passed down through the family since the late 1800's. FSA records indicate 103.22 Cropland Acres that lay very nicely with 0-2% slopes. The farm is typically planted to ½ soybeans, and ½ corn, which are rotated annually. 2022 Corn Yield was 206.38 bushels per acre, and 2022 Soybean Yield was 65.92 bushels per acre. Peak yields for recent years include Corn at 234.99 bu/A in 2018 and Soybeans at 79.52 bu/A in 2021. The farm will sell with open tenancy for the 2024 Crop Season, with possession upon completion of 2023 harvest. The current farmer has indicated a strong interest in staying on after the 2023 crop season, if a new owner chooses. This farm is situated 4 miles south of Loess Bluffs National Wildlife Refuge (formerly known as Squaw Creek NWR) and 1 mile west of Bob Brown Conservation area, offering incredible waterfowl hunting opportunities from spring snow goose hunting to dry field duck hunting in the fall. Even with limited acres of timber, there has also been multiple quality bucks that have been harvested on this property over the years. If hunting isn't your thing, hunting leases are common in this area and could be an additional source of revenue from the property. Take advantage of this potentially once in a lifetime opportunity for the short time that this farm is offered to the open market.



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 45 days from seller acceptance and survey completion

Possession: At closing subject to current tenant agreement

Taxes: 2023 taxes paid by seller

Tenancy: Farm sells free of any tenancy agreements for 2024

Buyers Premium: NONE

Survey: None required

Down Payment: 10% due immediately

Seller: Robert and Joann Brown Revocable Living Trust

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.