

DeKalb County, Missouri Land

AUCTION

TIMED ONLINE

144± Acres - 3 Tracts

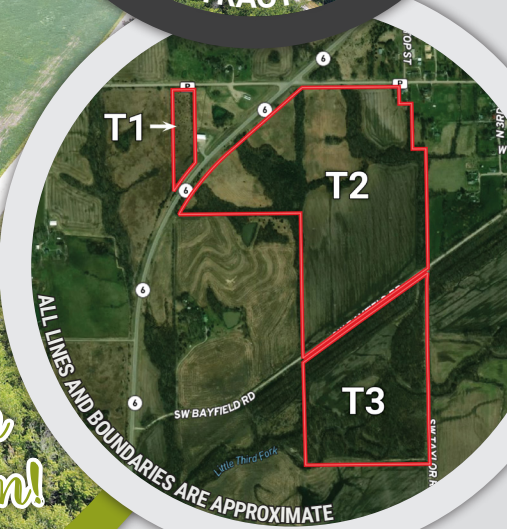
OPENING: OCTOBER 15

CLOSING: TUESDAY,
OCTOBER 22 | 1PM CDT 2024

Don't miss this auction with a diverse selection of tracts ranging from productive row crop land with CRP income to scenic recreational land.

All properties are conveniently located just outside of

Clarksdale, Missouri



Selling Free & Clear for
2025 Farming Season!



SteffesGroup.com | (319) 385-2000

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



Any announcements made or published the day of sale take precedence over advertising.

TRACT 1: 5± ACRES Subject to final survey

- This tract has not been in production, but would make a great building site with frontage along Highway 6/31 and State Highway P.
- FSA indicates: 4.77 cropland acres.
- Class III & IV majority soil types include: Sharpsburg & Lamoni.
- Section 25, Washington Township, DeKalb County, Missouri.
- Tax Parcel: Part of 0000-12-70-25-00-000-000400
- 2023 Net Real Estate Taxes = \$11.12 Approx.

TRACT 2: 92± ACRES Subject to final survey

- This tract offers row crop production along with CRP income.
- FSA indicates: 68.5 cropland acres of which 19.29 acres are in CRP: 19.29 acres X \$145.49 = \$2,806.50 and expires on 9-30-2031.
- Class II, III & IV majority soil types include: Zook, Lamoni, Shelby & Sharpsburg.
- Balance of land being timber.
- Section 25 & 36, Washington Twn., DeKalb County, Missouri.
- Tax Parcel:
Part of 0000-12-70-25-00-000-000400 & 0000-12-72-36-00-000-000300
- 2023 Net Real Estate Taxes = \$208.64 Approx.

TRACT 3: 47± ACRES Subject to final survey

- This tract offers a recreational timber tract with row crop production and Little Third Fork creek running through this tract.
- Approx. 9.71 acres in current row crop production, balance being timber.
- Class I & II majority soil types include: Zook & Wiota.
- Section 25 & 36, Washington Twn., DeKalb County, Missouri.
- Tax Parcel:
Part of 0000-12-70-25-00-000-000400 & 0000-12-72-36-00-000-000300
- 2023 Net Real Estate Taxes = \$65.43 Approx.

Birt W. McClure Trust

U.S. Bank, Scott Starkweather, Trustee

*St. Joseph Title, LLC., 3901 Oakland Avenue, St. Joseph, MO
Attorney for Seller – Mark R. Woodbury of Polsinelli*

STEFFES GROUP REPRESENTATIVES

DUANE NORTON,
(515) 450-7778

MASON HOLVOET,
(319) 470-7372

Tract 1 is located 0.3 miles southwest of Clarksdale on Highway 6/31.
Tract 2 is located at the intersection of Highway 6/31 & W State Highway P.
Tract 3 is located 0.5 miles southwest of Clarksdale on SW Bayfield Rd.

Terms: This real estate auction will have a 5% buyer's premium. At the conclusion of the auction, the winning bidder will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to St. Joseph Title, LLC, which shall hold the money in escrow until closing. The balance of the purchase price will be due at closing/final settlement on or before November 21, 2024 which will take place at St. Joseph Title, LLC, 3901 Oakland Avenue, St. Joseph, Missouri.

Possession: Full possession will be given at time of closing/final settlement.

Real Estate Taxes: Seller shall pay the 2023 real estate taxes due and payable in 2024. The 2024 real estate taxes will be prorated to the date of closing. Title Insurance in the full amount of the purchase price will be provided by the Seller. Closing costs will be shared 50/50 between Buyer & Seller.



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Mt. Pleasant, IA 52641

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