

Land & Equipment

AUCTION

Worth County, Missouri



Selling Free and Clear for 2019

FRIDAY, NOVEMBER 30, 2018 AT 10AM



TRACT #1

TRACT #2



TRACT #1



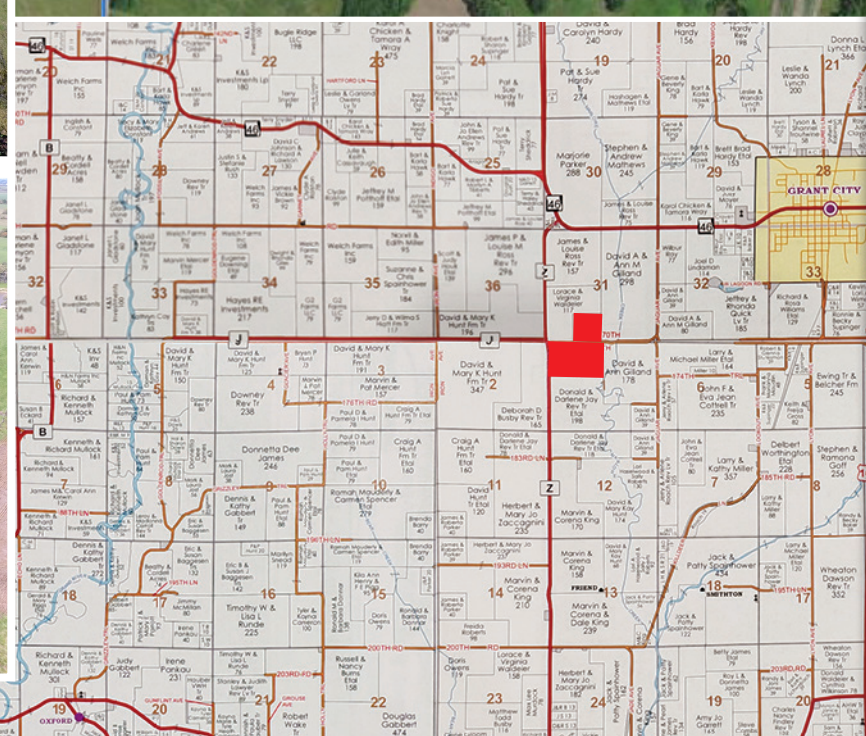
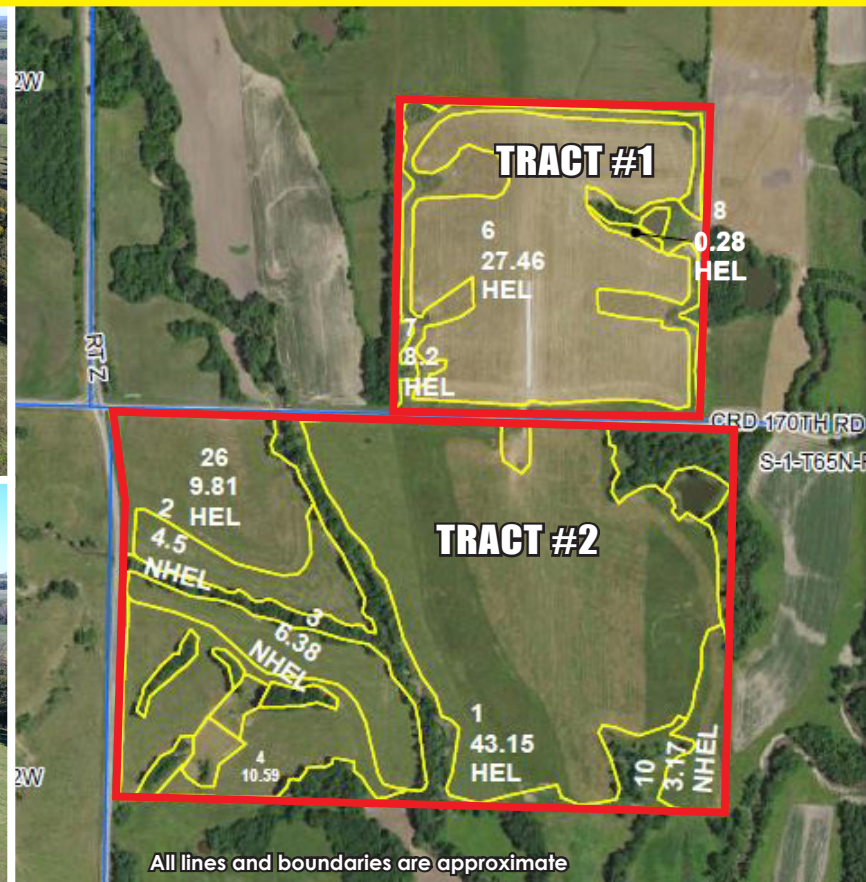
TRACT #2



TRACT #1



TRACT #2



GRANT CITY, MISSOURI

Land is located 2 miles west of Grant City on Highway 46, then 1 mile south on Highway Z. Watch for auction signs.

Live Land Auction to be held at the Worth County Fairgrounds, North Lyon Street, Grant City, MO.

136.5 Acres M/L

SELLS IN TWO TRACTS

"Selling Choice with the Privilege" Tracts #1 & 2 will be sold price per acre and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2 or both tracts, in any order, for their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

TRACT #1 - 40 Acres M/L

FSA indicates: 35.94 acres tillable. This tract is currently in hay production and there is a pond. Majority soil types include: Keswick, Pershing & Ladoga. Located in Section 31, Fletchall West Township, Worth County, MO. Not included: Hay bales

TRACT #2 - 96.5 Acres M/L

FSA indicates: 67.01 acres tillable. This tract has been used as pasture ground. There are two ponds, a windmill, a well with a waterer and a creek runs through the property. Majority soil types include: Nodaway, Keswick, Ladoga. Located in Section 1, Middlefork Township, Worth County, MO. Not included: Cattle equipment Included: Windmill, Waterer, Attached fencing.

TERMS: At the conclusion of the auction, the winning bidder(s) 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 Worth County Title, LLC which shall hold the money in escrow until closing. The balance of the purchase price will be due at closing which will take place at Worth County Title, LLC on or before Monday, January 14, 2019.

POSSESSION: Will be given at time of closing. Farm sells free and clear for the 2019 crop year.

REAL ESTATE TAXES: The 2018 real estate taxes will be paid by the seller. The 2019 real estate taxes and subsequent years will be the responsibility of the buyer(s). Title insurance in the full amount of the purchase price will be provided by the seller. Closing costs will be split between buyer & seller.

Special Provisions:

- It shall be the obligation of the buyer(s) to report to the Worth County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The seller shall not be obligated to furnish a survey.
- The buyer(s) shall be responsible for any fencing in accordance with Missouri state law.
- The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required it shall be at the expense of the buyer(s).
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

TIMED ONLINE FARM EQUIPMENT

Opens: Friday, November 23

Closes: Friday, November 30, 2018 at 1PM

Equipment Location: 18541 220th Road, Worth, MO 64499
Preview & loadout will be by appointment only.

Auctioneer's Note: Feel free to call Galen at 660.562.4079 with questions concerning the equipment or to setup a time to preview the equipment. Please note, Galen's equipment has always been in the shed and hours on machines are pre harvest hours.

MFWD TRACTOR

1998 John Deere 8200, 6,850 hrs., MFWD, powershift, buddy seat, 3 hyd., 3pt., quick hitch, Lg. 1000 PTO, Greenstar ready, diff. lock, AM/FM radio, chrome muffler, 8 front weights, (2) pair of 450lb inner rear wheel weights, front fenders, Michelin 520/85R42 duals, 16.9R28 fronts, S/N RW8200P020101 (Digistar scale head reserved for grain cart)

COMBINE

1998 CASE-IH 2166 Axial Flow, 3,673 sep./5,228 eng hrs., PRWD, buddy seat, Field Tracker, chopper, spreader, J&M hopper extensions, LED lighting, 30.5LR-32 fronts(new in 2017), 18.4-26 rears, S/N JJC0182776 (Owner states over \$4,000 spent in 2016 on new rubber shaker bushings, frame work on bottom sieves & new feederhouse chain)

GRAIN CART

2006 Brent 674, 16" corner auger, spout light, roll tarp, Lg. 1000 PTO, Digi-Star E2400 scale head, 24.5-32 diamond tires, S/N B20710170

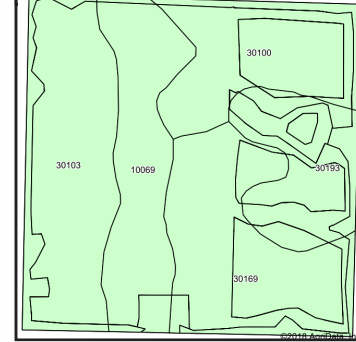
MOWER CONDITIONER

2014 John Deere 956, 14', flail mower, 2pt., 1000 PTO, S/N 1E00956TCDE401237

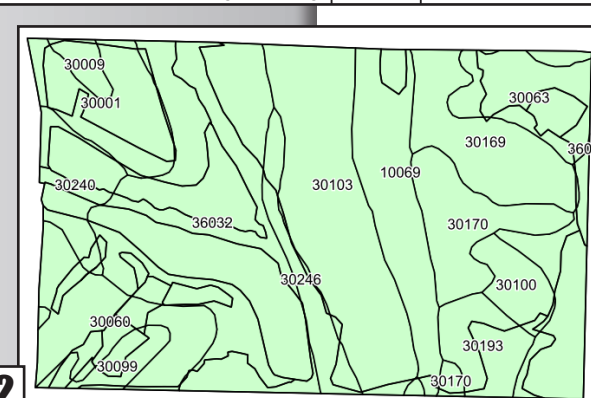
Kemery Farms - Galen & Valerie Kemery - 660.562.4079



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Alfalfa hay	Soybeans	n NCCPI Soybeans
30103	Keswick soils, 5 to 9 percent slopes, severely eroded	10.34	25.8%	Ive	5		38
30169	Pershing silt loam, 5 to 9 percent slopes	9.77	24.3%	Ille	5		61
10069	Ladoga silt loam, 2 to 5 percent slopes	7.32	18.2%	Ille	5		59
30100	Keswick loam, 5 to 9 percent slopes, eroded	7.17	17.9%	Ille	5		46
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	5.53	13.8%	Vle	7		36
	Weighted Average				4.1		*n 48.6



TRACT #1



TRACT #2

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Cor n	Alfalfa hay	Soybeans	n NCCPI Soybeans
36032	Nodaway silt loam, 0 to 2 percent slopes, overflow, frequently flooded	26.36	29.3%	Illw				52
30103	Keswick soils, 5 to 9 percent slopes, severely eroded	13.79	14.2%	Ive		5		38
10069	Ladoga silt loam, 2 to 5 percent slopes	7.91	8.2%	Ille		5		59
30060	Gara loam, 20 to 35 percent slopes	7.21	7.4%	Vlle		7		9
30169	Pershing silt loam, 5 to 9 percent slopes	7.04	7.3%	Ille				61
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	5.77	6.0%	Ille		6		51
30170	Pershing silt loam, 5 to 9 percent slopes, eroded	5.71	5.9%	Ille				54
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	5.16	5.3%	Ive				45
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	3.90	4.0%	Ille				62
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	3.51	3.6%	Vle		7		36
30246	Olmitz loam, heavy till, 2 to 5 percent slopes	3.10	3.2%	Ille	152		41	74
30100	Keswick loam, 5 to 9 percent slopes, eroded	2.37	2.4%	Ille		5		46
30099	Keswick loam, 5 to 9 percent slopes	2.00	2.1%	Ille		5		45
30009	Adair silt loam variant and Adair loam, 2 to 5 percent slopes, eroded	1.02	1.1%	Ive		5		54
	Weighted Average				4.9	2.5	1.3	*n 48.1

GALEN L. & VALERIE KEMERY AND RONNIE L. & LAURA J. KEMERY

Attorney for Seller: David B. Parman, 108 W. Wood Street, Albany, MO 64402 | 660-726-5500

Closing & Title Work By: Worth County Title, LLC, 3 East Third, Grant City, MO 64456 | 660-564-2507

For details contact auction manager, Adrian Wolfe at Steffes Group, 319.385.2000 or by cell 641.414.2256



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

