

# Huge Harrison County Missouri Land AUCTION

## 552 Acres M/L Sells in 4 Tracts

**BETHANY, MISSOURI**

From exit 93, Interstate 35, the Land is located 2 1/2 miles east on E 300th Street. Watch for auction signs.

**Auction to be held at the First Call Storm Removal Office, 3903 Bulldog Avenue, Bethany, MO 64424. From exit 93, Interstate 35, 1/4 mile west on Bulldog Avenue.**

Here is your opportunity to capture one of the best whitetail hunting properties in North Central Missouri! The work has been done for you, as this property features a hunting cabin, 10 ponds, 7 elevated hunting blinds and the Pole Cat Creek running through the property. You will have the choice to buy a single tract or the entire contiguous property. Viewing of the property will be by appointment only.

**"Selling Choice with the Privilege"**

Tracts #1, 2, 3 & 4 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1, Tract #2, Tract #3, Tract #4 or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

**TRACT #1 – 153 Acres M/L – Subject to final survey**

This tract offers a combination of tillable, timber & seeded hay/pasture, along with four ponds and two elevated hunting blinds. FSA indicates: 73.53 acres tillable of which 30.82 acres has a NRCS 5 year seeding planted in 2017 and a NRCS 10 year field border seeding planted in 2011, with all waterways hayable.

Majority soil types include: Lagonda, Lamoni, Zook-Colo & Grundy Located in Sections 5 & 8, Sherman Township, Harrison County, MO.

**Included:** Two elevated hunting blinds

**Not included:** Farm machinery

**TRACT #2 – 48 Acres M/L – Subject to final survey**

Looking for a place to work cattle or pasture ground? This tract offers fenced pasture ground with a 68'x100' metal shed with concrete floor, pipe working corral, bulk bin and insulated tack room. Included is the Formost head chute with True Test digital scales, Palpation cage, squeeze alley and auto waters in corral. Also on this tract there are three ponds with a drinker behind one pond. Please note the water at the shed is supplied from an adjoining neighbor's pond with a gentlemen's agreement. 28 acres of the pasture ground has a NRCS 5 year seeding planted in 2015.

Majority soil types include: Pershing, Shelby, Zook-Colo

Located in Sections 5 & 8, Sherman Township, Harrison County, MO.

**Included:** Foremost working chute, Attached gates & pens, Bulk bin

**Not included:** Portable hunting blind, Pallet racking, All personal property

**TRACT #3 – 267 Acres M/L – Subject to final survey**

This property is like none other! Offering a hunter's getaway with a 20'x30' cabin with a 20'x20' loft overlooking a large pond, stocked with large and small mouth bass, catfish and crappie. This tract has three ponds with drinkers behind and three elevated hunting blinds. The cabin has a living room, kitchen, bath with shower, stool & vanity, and one bedroom on the main level. The open loft offers plenty of additional sleeping space. Also included with the cabin is a wood stove, propane heater, hot water heater, cook stove, refrigerator & lights. There is a 12 volt light system and a 12 volt water pump for the 500 gallon underground fresh water storage. The full wrap around porch offers a great space for relaxing and enjoying the outdoors or gather around the camp fire with large rock seating. Also included with this tract is a Lowe 24' pontoon boat & trailer.

Approx. 128 acres tillable of which approx. 4 acres of pasture hay has a NRCS 5 year field border seeding planted in 2018 and a NRCS 10 year field border seeding planted in 2011 & 2018, balance being timber.

Majority soil types include: Zook-Colo, Lagonda & Pershing

Located in Sections 5 & 8, Sherman Township, Harrison County, MO.

**Included:** Three elevated hunting blinds, Lowe 24' pontoon boat & trailer, 500 gallon LP tank.

**Not included:** All personal property

**TRACT #4 – 84 Acres M/L – Subject to final survey**

This tract has two elevated hunting blinds with timber and pasture hay ground.

Approx. 21 acres tillable of which approx. 18.5 acres of pasture hay has a NRCS 10 year field border seeding planted in 2018 and a NRCS 5 year seeding planted in 2018, balance being timber.

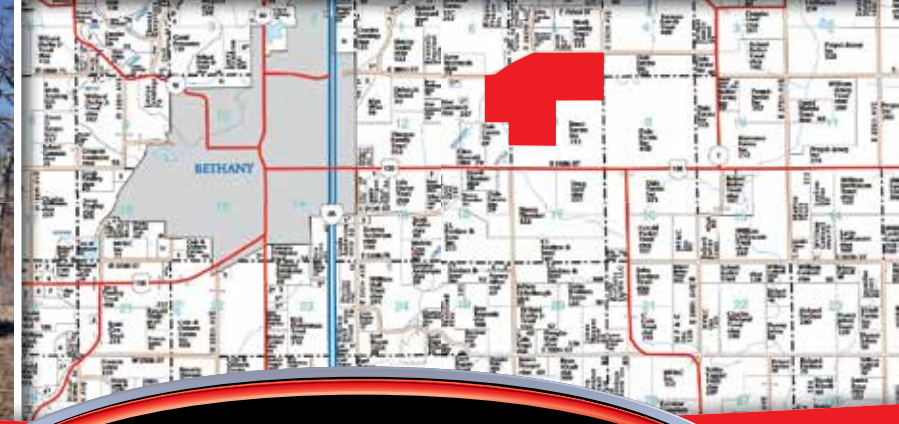
Majority soil types include: Zook-Colo, Gara, Pershing

Located in Sections 6 & 7, Sherman Township, Harrison County, MO.

**Included:** Two elevated hunting blinds

## Bethany, Missouri

### THURSDAY, APRIL 18, 2019 AT 10AM



**EIVINS FARMS, LLC**  
**JEREMY & RACHEL EIVINS**

Attorney for Seller: David B. Parman | 108 W. Wood Street, Albany, MO 64402 | 660.726.5500  
Closing & Title Work: Missouri Land Title Company | 1516 Main Street, Bethany, MO 64424 | 660.425.3250  
For details contact auction manager, Adrian Wolfe of 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



**TERMS:** 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 Missouri Land Title Company 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 Missouri Land Title Company, Bethany, MO on or before Friday, May 31, 2019.

**POSSESSION:** Will be given at time of closing, selling subject only to tenant's rights on the tillable land.

**REAL ESTATE TAXES:** The 2018 real estate taxes have been 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:**

- The pasture ground, NRCS seeding & field border ground and timber ground are selling Free and Clear for 2019.
- The row crop tillable land is selling subject to tenant's rights and is rented for the 2019 crop year. The buyer(s) will receive the December 1 cash rent payment, which will be paid by the tenant to the buyer(s), as follows:  
Tract #1 - \$3,623.30 due December 1, 2019.  
Tract #3 - \$10,519.54 due December 1, 2019.  
Tract #4 - \$212.09 due December 1, 2019.
- It shall be the obligation of the buyer(s) to serve written termination to the tenant, 60 days prior to the lease termination date of 01/01/2020, if so desired.
- It shall be the obligation of the buyer(s) to report to the Harrison 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. Please note that the final tillable acres for each tract will be determined by the Harrison County FSA office, as some fields are combined and/or overlap Tract lines.
- Buyer agrees to follow all requirements of conservation plans and practices required by the NRCS to maintain eligibility for the regular seeding and border seeding program. Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility or actions that would require repayment of the seeding payment. Buyer further agrees to indemnify and hold harmless the sellers for any recovery sought by the NRCS due to actions of buyer, which would violate the requirements of the seeding program.
- All Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract.
- This auction sale is not contingent upon Buyer obtaining 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.
- Buyer(s) shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange if the seller opts to do so.
- 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 acknowledges that buyer has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

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## THURSDAY, APRIL 18, 2019 AT 10AM



2245 East Bluegrass Road  
Mt. Pleasant, IA 52641  
319.385.2000  
SteffesGroup.com

552 Acres M/L - 4 Tracts



Bethany, Missouri

PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND

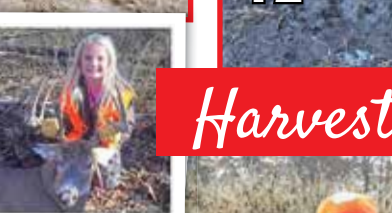
Please Post

# Huge Harrison County Missouri Land AUCTION

Bethany, Missouri

THUR, APRIL 18TH - 10AM

552 Acres M/L - Sells in 4 Tracts  
10 ponds | 7 elevated hunting blinds  
20'x30' cabin with a 20'x20' loft



Harvest Photos



SteffesGroup.com

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