

CLARK COUNTY, MISSOURI LAND AUCTION

Kahoka, Missouri

105.10 Surveyed Acres SELLS IN 2 TRACTS

KAHOKA, MISSOURI

Land is located 5 miles south of Kahoka on Highway 81, then 3 1/2 miles west on State Highway D. Watch for auction signs.

Auction to be held at the CARE Center, 451 North Vine Street, Kahoka, MO

Auctioneer's Note: Both tracts offer income producing land with potential building site along with hunting and recreational opportunities, all on a hard surface road! Tracts will be sold by the surveyed acre. Tracts #1 & 2 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #1 or Tract #2 or both tracts, times their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

Tract #1 – 86 Surveyed Acres

FSA indicates: 60.8 acres tillable, balance being timber and a pond.

Majority soil types include: Adco, Armstrong and Gorin.

Located in Section 21, Union Township, Clark County, Missouri

Tract #2 – 19.10 Surveyed Acres

FSA indicates: 9.80 acres tillable, balance being timber and two small ponds.

Majority soil types include: Gorin, Lindley and Adco.

Located in Section 21, Union Township, Clark County, Missouri

Terms: 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 Oak Hills Title Co., 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 Oak Hills Title Co., Canton, MO on or before Monday, January 6, 2020.

Possession: Will be given at time of closing. Farmland is selling free and clear for the 2020 farming season.

Real Estate Taxes: The 2019 real estate taxes will be paid by the seller. The 2020 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 Clark County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The land has been surveyed by a licensed surveyor and surveyed acres will be the multiplier. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- 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 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

T1

THURSDAY, NOVEMBER 21, 2019 AT 11AM



T1



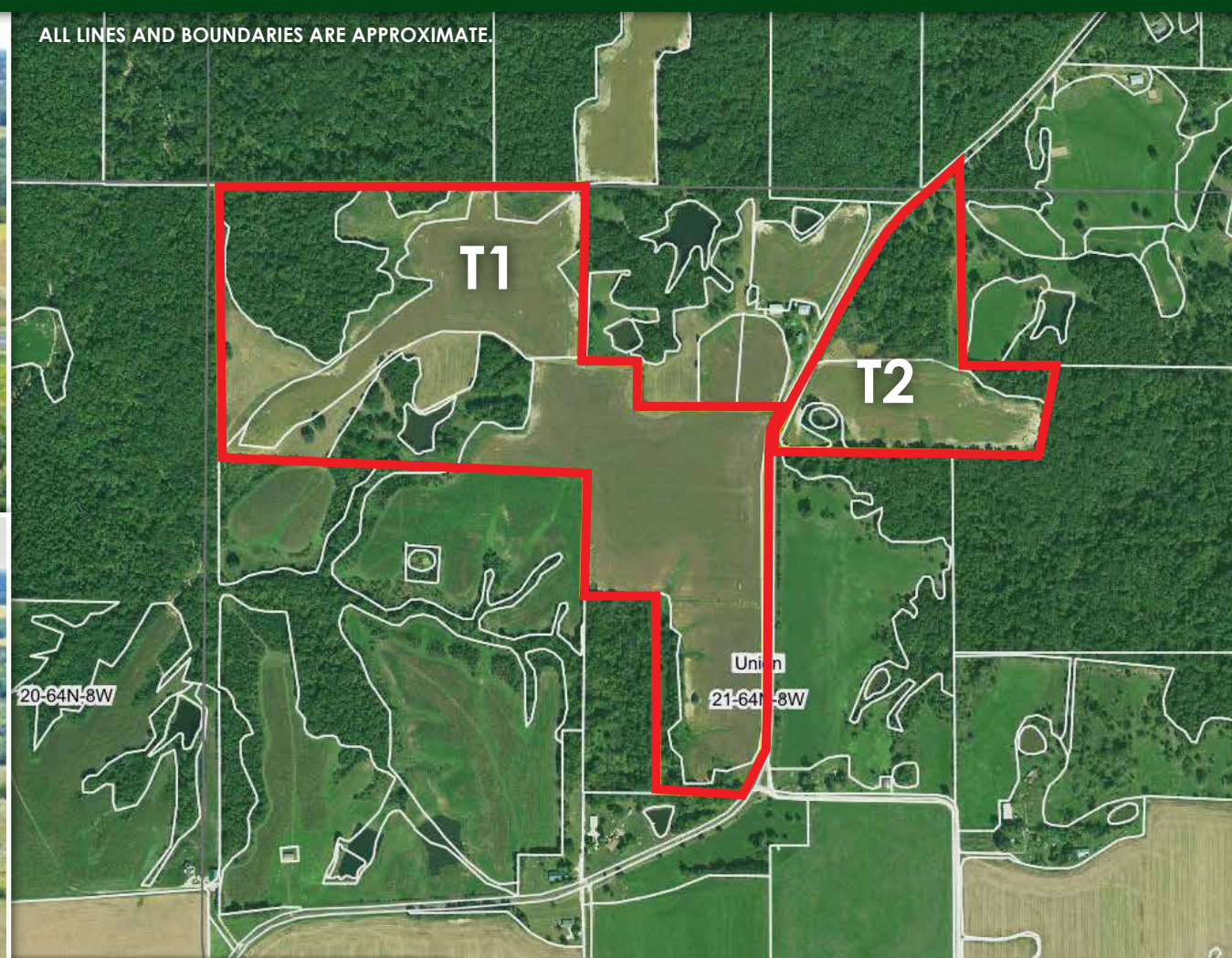
T1



T2



T2



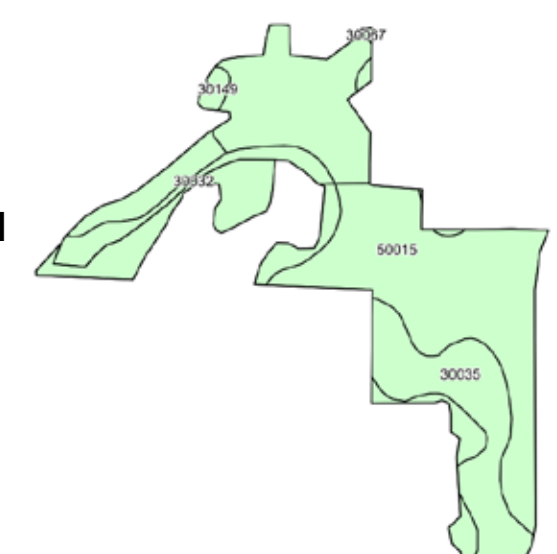
Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c	Alfalfa hay	"n NCCPI Soybeans
50015	Adco silt loam, 1 to 5 percent slopes	28.50	56.7%	Ille	5	48
30032	Armstrong loam, 12 to 18 percent slopes, eroded	10.17	19.9%	IVe		42
30035	Armstrong loam, 5 to 12 percent slopes, eroded	9.27	18.1%	Ille	5	48
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	2.40	4.7%	Ille	5	47
30149	Lindley loam, 14 to 40 percent slopes	0.86	1.7%	Vle		9
		Weighted Average			3.9	*n 46.1



TRACT #1

Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c	Alfalfa hay	"n NCCPI Soybeans
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	4.85	49.5%	Ille	5	47
30149	Lindley loam, 14 to 40 percent slopes	3.85	39.3%	Vle		9
50015	Adco silt loam, 1 to 5 percent slopes	1.10	11.2%	Ille	5	48
		Weighted Average			3	*n 32.2

TRACT #2



GARY & JEANETTE ROBERTS

Dennis Smith – Attorney for the Sellers

For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944

SteffesGroup.com

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

Announcements made the day of sale take precedence over advertising.

