

CLARK COUNTY, MISSOURI

LAND AUCTION

Kahoka, Missouri



80±

acres - 1 tract

TUESDAY, MAY 4, 2021 AT 10AM

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

Land is located 6 miles north of Kahoka on State Highway 81, then 1 1/2 miles east on State Highway C, then 2 1/4 miles north on County Road 81, then 1/2 mile east on County Road 94.



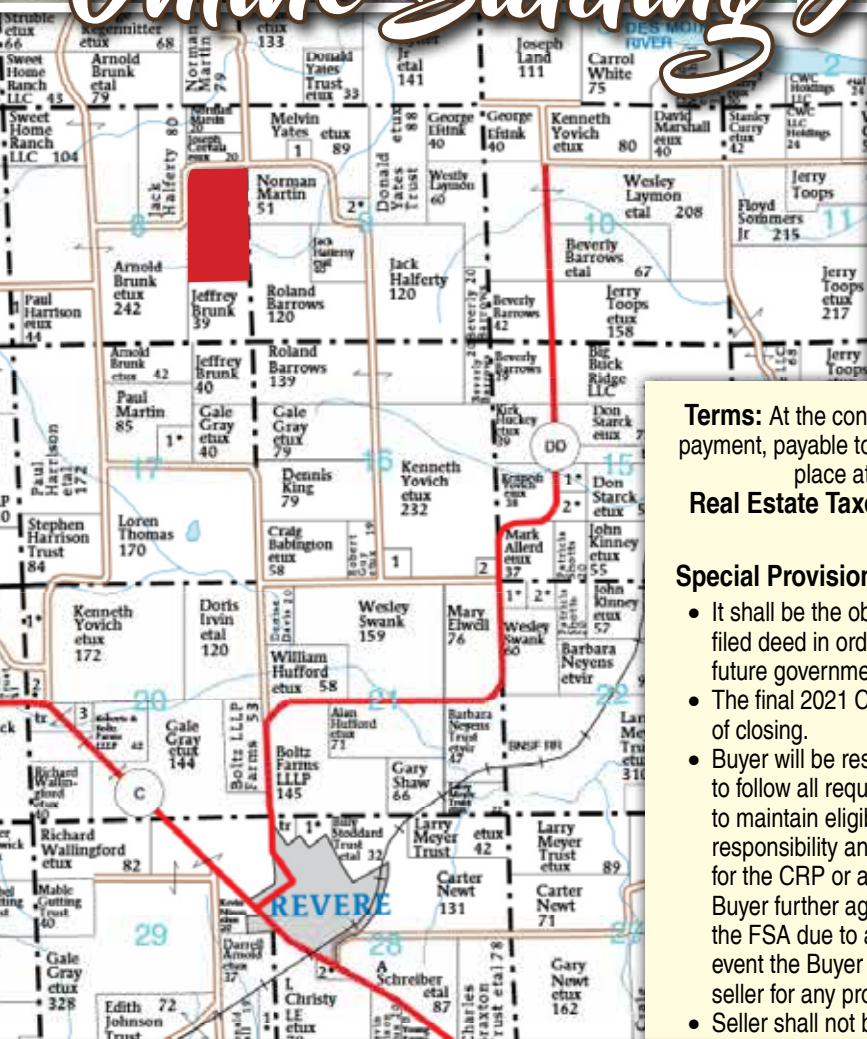
Online Bidding Available!

80 ACRES M/L

Take a look at this perfect hunting & recreational property.

Currently there is 13.1 acres in CRP with the balance of the land being timber!
FSA information: 13.1 acres tillable all of which are in the CRP program as follows:
13.1 acres at \$119.91 = \$1,571.00 and expires on 9-30-2021.

Majority soil types on the tillable include: Gorin, Adco.
Located in Section 8, Sweet Home 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 H. Scott Summers Title and Escrow Account 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 H. Scott Summers Law Office, 540 N. Johnson Street, Kahoka, MO on or before Wednesday, June 23, 2021. **Possession:** Will be given at time of closing.

Real Estate Taxes: The 2020 real estate taxes will be paid by the seller. The 2021 real estate taxes will be prorated to date of closing. 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 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. C. CRP prorate.
- The final 2021 CRP payment will be prorated between the Buyer and the seller to the date of closing.
- Buyer will be responsible for the required mowing of the CRP in August. Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the Buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of Buyer, which would violate the requirements of the CRP. In the event the Buyer elects to take the ground out of CRP, the Buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
- Seller shall not be obligated to furnish a survey.

- 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 shall be responsible for any fencing in accordance with Missouri state law.
- The Buyer 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.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The Buyer acknowledge that they have carefully and thoroughly inspected the real estate and are 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 real estate.
- Selling subject to court approval.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Ora Halferty Estate, Rickey & Brenda Halferty, and Herbert (Owen) & Jane Halferty

H. Scott Summers – Attorney for the Sellers

For information contact Terry Hoening at Steffes Group, 319.385.2000 or 319.470.7120

SteffesGroup.com

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

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