

MODERN EGG LAYER FACILITY & REAL ESTATE

AUCTION

Moniteau County,
Missouri

TIMED ONLINE

103±
acres - 2 tracts

Opens: Wednesday, July 7

CLOSES: WEDNESDAY, JULY 14, 2021 AT 4PM

TIPTON, MISSOURI

Located at 1/2 mile east of Tipton on Highway 50, then 1 1/4 mile south on Bahner Quarry Road to 30638 Bahner Quarry Road.

OPEN HOUSE

Wednesday, June 23rd, from Noon-4PM

TRACT 1: LARGE MODERN CAGE FREE EGG LAYER FACILITY & TILLABLE LAND ON 99 ACRES M/L

- (6) 42'x465' barns built in 1994 & 1996 and were converted in 2015 from broiler barns to the present egg layer facility. Owner states each barn capacity is 45,000, for a total of 270,000 birds. Buildings have a Texha tri-level nesting system, egg conveyor system, chain feeder supply system, Texha automated manure removal system w/ (2) 65'x100' stack sheds, tunnel ventilation w/ cool cell.
- 7,900 sq.ft. egg collection & cooler building built in 2015. This building has a conveyor system to (2) Vencomatic Smartpack Prinzen 100 egg packers (30,000 eggs/hr.), 2,500 sq.ft. cooler room with (3) cooling systems & loading dock. This building also houses the alarm system, electrical boxes, water system, high speed internet, gas furnace w/ central air, laundry & 1/4 bath.
- 3 phase electrical service with 600KW backup Detroit diesel generator w/ automatic transfer switch
- 450' well with 5,000 gal. reserve tank & pressure tanks
- Approx. 53 acres tillable with major soil types on the tillable include: Maplewood, Triplett & Moniteau
- Located in Section 27, Willow Fork Township, Moniteau County, MO

Included: All chicken house equipment & Egg packing equipment, Alarm system, Air compressor, Washer, Dryer, Storage trailer, Scrap piles, Any item present on the day of closing.
Not included: LP tanks, 2021 crops.

TRACT 2: HOME WITH LARGE SHOP & APARTMENT ON 4 ACRES M/L (Subject to final survey)

Here is a very unique acreage offering a 1 1/2 story, 4 bedroom home with 2,697 sq.ft. of living space and a 60'x80'x16' shop building with an attached 1,200 sq.ft. 2 bedroom apartment.

Main Level:

- Large living room with vaulted ceilings, sky lights, gas fireplace & French doors to covered porch
- Oak kitchen with breakfast nook, pantry, refrigerator, stove & dishwasher
- Laundry room off kitchen
- Formal dining room
- Master bedroom with ensuite bath w/ separate vanities & jetted tub
- Two bedrooms
- Full bath
- Upper level open loft area used as a bedroom, office & full bathroom

Walkup Basement:

- Large family room with wet bar
- Two non-conforming bedrooms
- Full bath
- 1/2 bath
- Storage & utility rooms
- Concrete storm shelter room

Amenities:

- Attached 3 car garage
- Gas furnace & central air
- Replaced shingles & gutters fall of 2020
- 12'x24' shed
- 375' well
- Home built in 1999

60'x80'x16' Building:

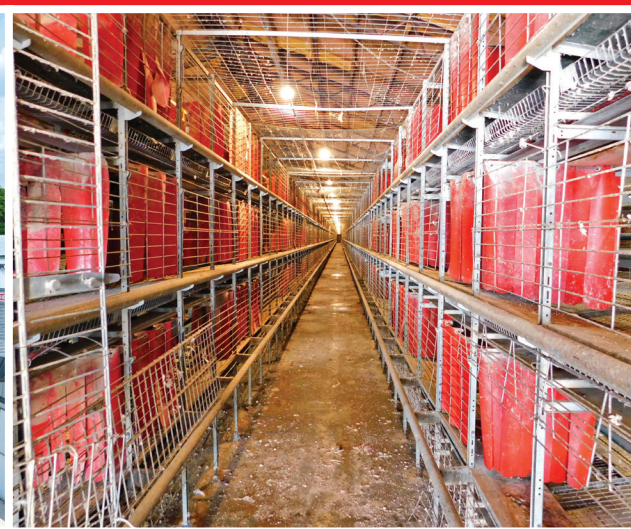
- (1) 24'x14' OH door & (2) 12'x14' OH doors, all with openers
- Concrete floors with drain
- Spray foam insulation
- Steel lined side walls
- Gas furnace & central air
- 3/4 bath
- Built in 2016

1,200 Sq. Ft. Apartment:

- Open floor plan with living room & dining room
- Two bedrooms
- Full bath
- Kitchen with refrigerator, stove & microwave
- Decorative stained concrete throughout
- Gas furnace & central air
- 10'x30' screened in porch
- Built in 2016

Included: (2) Refrigerators, (2) Stoves, Dishwasher, Microwave, Any item present on the day of closing.

Not included: 2021 crops, (2) LP tanks, Washer, Dryer, Dog kennel, Unattached shelving, All personal property.



Special Provisions:

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- Both Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed in the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- The Seller has served notice to the tenant on the tillable land and the 2021 crops are reserved. Tillable land is selling free and clear for 2022 farming season.
- Tract 2 the Seller shall rent the home & shop building through January 1, 2022. The rent is \$1,000 per month, with a \$4,000 credit to the buyer at closing. The shop apartment will be vacant at the time of closing.

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 Abstract & 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 Abstract & Title Company, 407 N. High St., California, MO, on or before Friday, August 27, 2021. Title Insurance & closing cost will be shared 50/50 between Buyer & Seller. Seller shall pay all 2020 real estate taxes and previous year's taxes. The 2021 real estate taxes will be paid by the Buyer. Possession will be given at closing, subject to tenant's rights on home & shop building.

- Tract 1 will be sold lump sum price. The Seller shall not be obligated to furnish a survey on Tract 1. If a survey is required for Tract 2 and the recorded surveyed acres of Tract 2 is different than the stated acres, no adjustments will be made to the final contract price on Tract 1, as it is selling lump sum price.
- Tract 2 will be sold lump sum price. In the event the Buyers of Tracts 1 & 2 are not the same, then a survey of Tract 2 will be completed prior to final settlement/closing. If the recorded surveyed acres of Tract 2 is different than the stated acres, no adjustments will be made to the final contract price on Tract 2, as it is selling lump sum price. The Seller shall not be obligated to furnish a survey of Tract 2, if the Buyers of Tract 1 & 2 are the same.
- If the buyer of Tracts 1 & 2 are not the same, then there will be a shared driveway easement/maintenance agreement established, whereas the cost & maintenance of the driveway will be shared 50/50.

- Each Tract has its own well, even though the wells can be tied together, the properties will not sell with water rights to each other.
- It shall be the obligation of the Buyer to report to the appropriate 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. Final tillable acres.
- 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 state law.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer(s).
- All mineral rights, if any, held by Seller will be transferred upon closing.

- 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.

FSA Information & Soil Map available online at SteffesGroup.com

RAGSDALE EGG PRODUCTION, LLC – CHAD RAGSDALE, 660.473.1550

Attorney for Seller - Andrew Hardwick of Ellsworth & Hardwick

119 South Monroe Street, Versailles, Missouri

Closing & Title Company - Missouri Abstract & Title Company

407 N. High Street, California, Missouri

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

SteffesGroup.com

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