

Land Auction

& Home LEWIS & CLARK COUNTY, MISSOURI

396[±]
acres
9 TRACTS



Canton & St. Patrick, Missouri

THURSDAY, NOVEMBER 18, 2021 AT 10AM

Auction to be held at the Caldwell Building, 30191 Highway 16, Canton, Missouri

Tracts 1-2 are located 1/2 mile south of St. Patrick on Highway 81, then 3/4 east on Commanche Trail. Adjacent to Lake of the Oaks!
Tracts 3-9 are generally located 7 miles northwest of Canton on Highway 81.

Auctioneer's Note: Steffes Group is pleased to offer at Live Public Auction the Uhlmeyer Trust farm comprised of 395 acres in 9 Tracts. Take advantage of this opportunity to purchase land with varying tracts from tillable land to timber/recreational land, along with an acreage with buildings.

"Selling Choice with the Privilege"

Tracts 1-8 will be sold price per gross surveyed acre and will be selling Choice with the Privilege. High bidder may take any combination of Tract or Tracts, times their high bid. This will continue until Tracts 1-8 are sold. After Tracts 1-8 are sold, then Tract 9 will be sold. Tract 9 will be sold lump sum price. Tracts will not be recombined.

396[±] Acres - Selling in 9 Tracts

ALL TRACTS ARE SUBJECT TO FINAL SURVEY

TRACT 1 - 34 ACRES M/L

Approx. 30 acres in CRP with annual payment of approx. \$4,076.00
Majority soil types include: Adco, Armstrong & Lindley.
Located in Section 13, Jackson Township, Clark County, Missouri (13-63N-7W).

TRACT 2 - 43 ACRES M/L

Approx. 12.5 acres in CRP with annual payment of approx. \$1,698.00
Majority soil types include: Armstrong, Adco & Lindley.
This tract will have an approx. 60' wide deeded access, subject to final survey.
Located in Section 13, Jackson Township, Clark County, Missouri (13-63N-7W)
and Section 18, Clay Township, Clark County, Missouri (18-63N-6W).

FSA info for Tracts 1 & 2:

FSA indicates: 43 acres fillable all of which are in the CRP program as follows:
43 acres X \$135.88 = \$5,843.00 and expires on 9-30-2023

TRACT 3 - 33 ACRES M/L

FSA information: 32.27 acres fillable.
Majority soil types include: Kilwinning, Putnam & Gorin.
Located in Section 31, Canton Township, Lewis County, Missouri (31-63N-6W).

TRACT 4 - 131 ACRES M/L

FSA information: 85.8 acres fillable of which 77.5 acres are in the CRP program as follows:
76.2 acres X \$146.51 = \$11,164.00 and expires on 9-30-2023
1.3 acres X \$164.40 = \$214.00 and expires on 9-30-2028
Majority soil types include: Kilwinning, Lindley, Armstrong, Gorin.
Located in Section 31, Canton Township, Lewis County, Missouri (31-63N-6W)
and Section 36, Lyon Township, Lewis County, Missouri (36-63N-7W).

TRACT 5 - 38.5 ACRES M/L

FSA information: 25.43 acres fillable.
Majority soil types include: Gorin, Lindley & Kilwinning.
Located in Section 31, Canton Township, Lewis County, Missouri (31-63N-6W).

TRACT 6 - 25 ACRES M/L

Hunting & recreational opportunities galore with this piece of land that is entirely timber!
Located in Section 31, Canton Township, Lewis County, Missouri (31-63N-6W).

TRACT 7 - 65 ACRES M/L

FSA information: 36.48 acres tillable of which 4.3 acres are in the CRP program as follows:
3 acres X \$178.80 = \$536.00 and expires on 9-30-2028
1.3 acres X \$188.40 = \$245.00 and expires on 9-30-2028
Majority soil types include: Blackoar, Gifford, Kickapoo.
This tract borders the Wyaconda River.
This tract has a recorded 30' wide ingress & egress easement for roadway & utility purposes across the adjoining land owner to the west with access off of State Highway E.
Located in Section 1, Lyon Township, Lewis County, Missouri (1-62N-7W).

TRACT 8 - 15 ACRES M/L

FSA information: 4.81 acres fillable.
Majority soil types include: Gorin, Putnam, Winfield.
Located in Section 6, Canton Township, Lewis County, Missouri (6-62N-6W).

TRACT 9 - RANCH HOME ON 11 ACRES M/L

Located at 13147 Highway 81, Canton, Missouri

You will fall in love with this open floor plan boasting 1,716 sq.ft. of living space on the main level. The beautiful oak kitchen includes a breakfast bar & appliances. Adjacent to the kitchen is the main level laundry/office with washer, dryer & sink. The open concept living room and dining room leads to the spacious four season room. The main level also has two bedrooms and a full bathroom.

Full basement with family room, full bathroom and plenty of storage. 16'x22' deck with retractable awning. Attached single car garage with basement stairway. Amenities include Bryant high efficient gas forced air furnace & central air and rural water. Home was built in 1983.

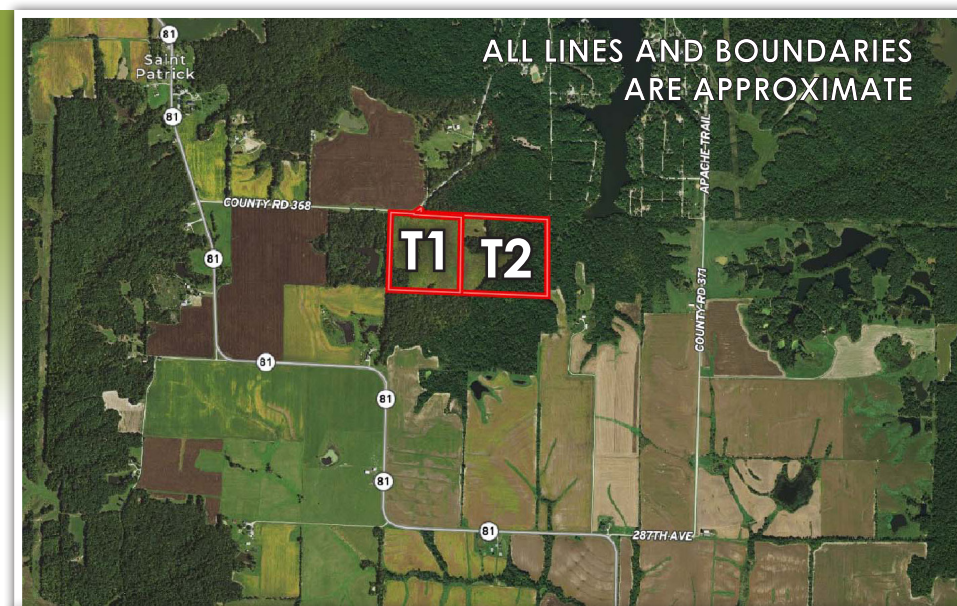
Outbuildings include 35'x81' pole building machine shed, 28'x64' open face machine shed, 6,104 bu. grain bin w/dryer, 6,104 bu. grain bin, & 4,273 bu. grain bin. There is a buried fuel tank w/ GasBoy pump and an above ground 500 gal. fuel tank w/ pump.
FSA information: 3.6 acres fillable.

Majority soil types include: Kilwinning, Winfield.
Located in Section 6, Canton Township, Lewis County, Missouri (6-62N-6W).

Included: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, 500 gal. fuel tank.

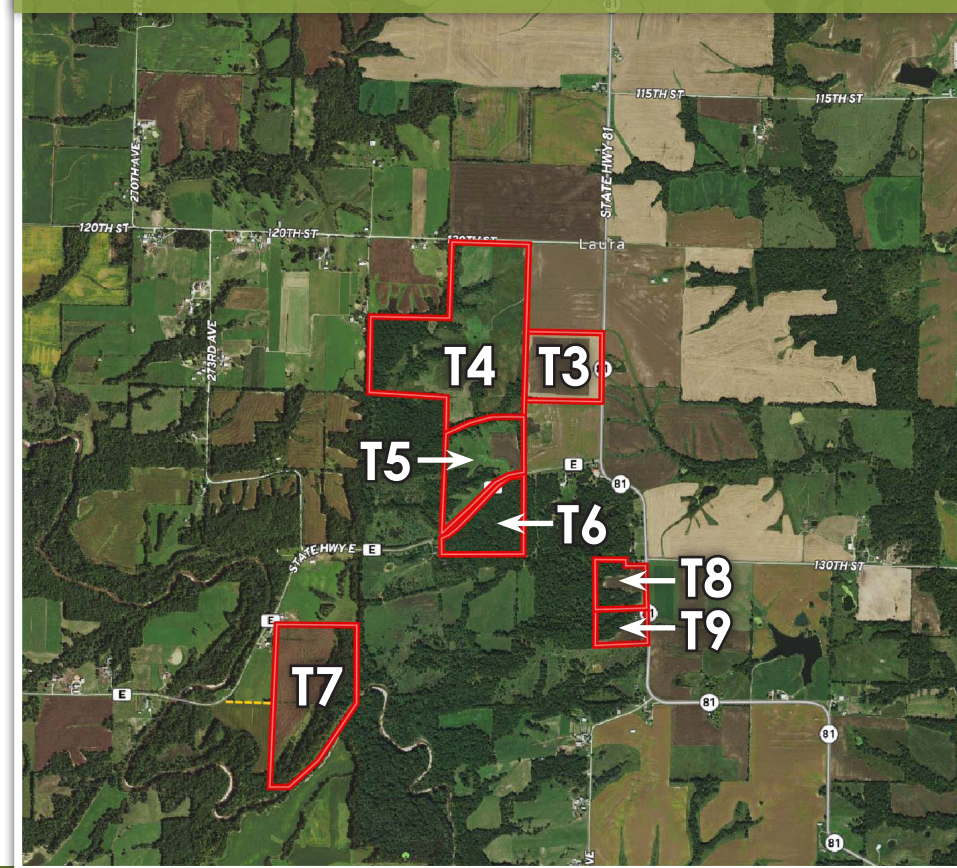
Any item present on the day of closing.

Not included: 500 gal. LP tank, All personal property.



Open House:

Thursday, November 4th, from 10-11AM



GEORGE F. UHLMAYER TRUST & MAXINE UHLMAYER TRUST

Karen Brown, Judy Freeman, Peggy Maples, Jeanne Mott & Betty Jo Stice - Co-Trustees
Attorney for Seller - Timothy D. Roberts

Closing & Title Company - Oak Hills Title Company, 309 Lewis Street, Canton, MO 63435

For information contact Steffes Group at 319.385.2000;

Terry Hoenig at 319.470.7120 or Nate Larson at 319.931.3944

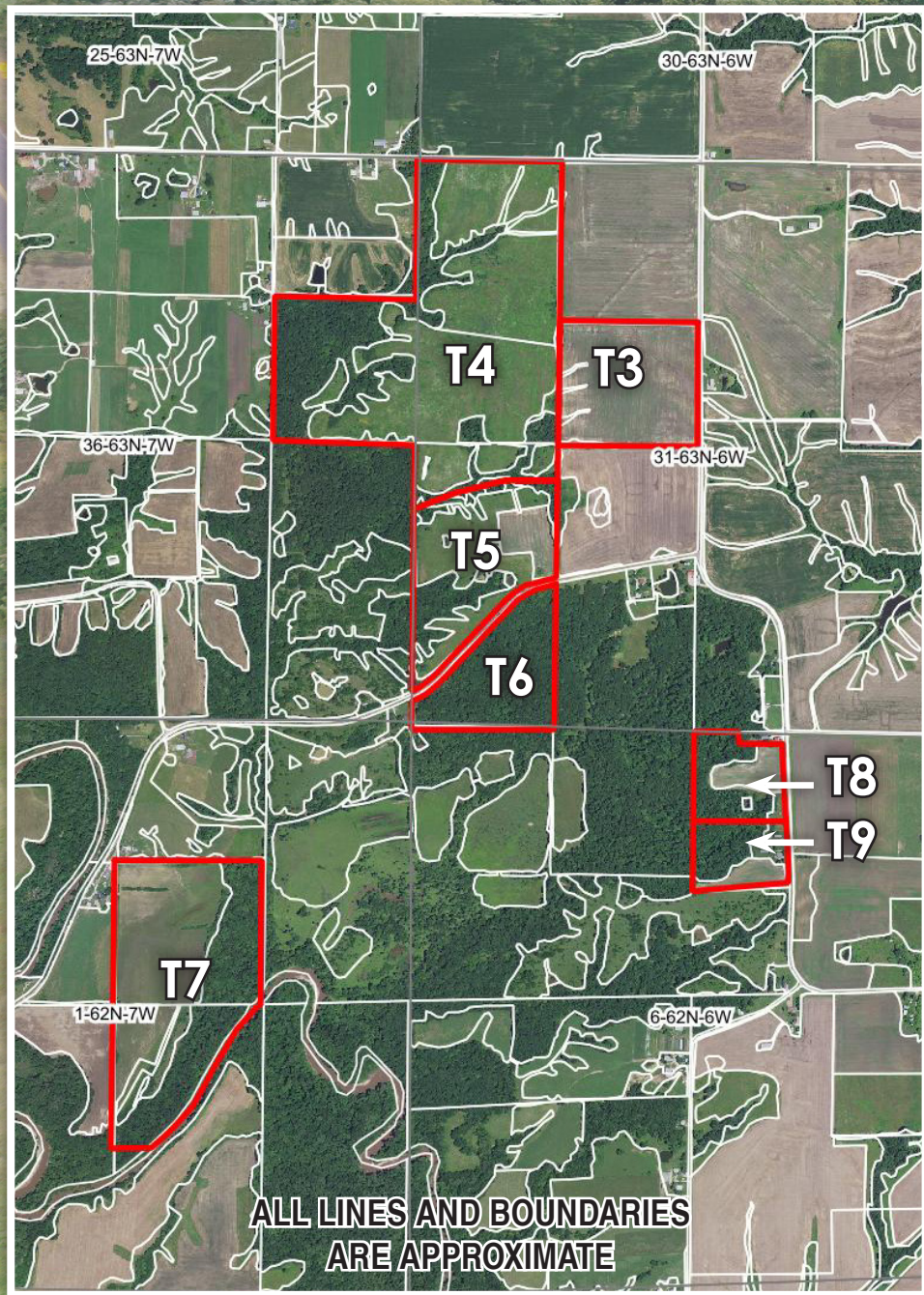
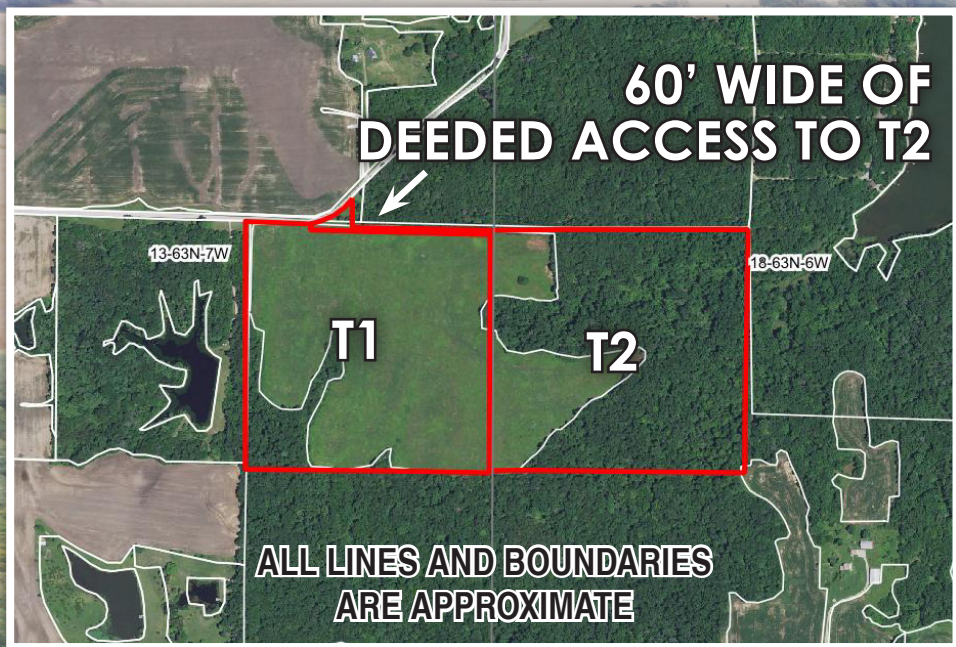
SteffesGroup.com

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

Announcements made the day of sale take precedence over advertising.

MORE ON BACK SIDE





TERMS ON ALL TRACTS

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 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 Oak Hills Title Company, 309 Lewis St., Canton, MO on or before Monday, December 20, 2021.

Possession: Will be given at time of closing (Subject to tenant's rights on the fillable land).

Real Estate Taxes: The 2021 real estate taxes will be paid by the Seller. The 2022 real estate taxes will be the responsibility of the Buyer. Title Insurance in the full amount of the purchase price will be provided by the Seller. Closing costs will be shared 50/50 between Buyer & Seller.

Special Provisions on All Tracts:

- This real estate 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.
- Seller has served termination to the tenant and the land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the appropriate 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. D. Final fillable acres.
- 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.
- All tracts will be surveyed by a licensed surveyor. Tracts 1 - 8 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. Tract 9 will be sold lump sum price. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing only on Tracts 1 - 8, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tract 9, as it is selling lump sum price.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- The Buyer shall be responsible for any fencing in accordance with 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.
- All mineral rights, if any, held by Seller will be transferred to Buyer 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 acknowledges 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.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

SOIL MAPS AND FSA INFORMATION ONLINE AT
SteffesGroup.com



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



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