

TIMED ONLINE

Land Auction

Buchanan County, Missouri

Rushville, Missouri

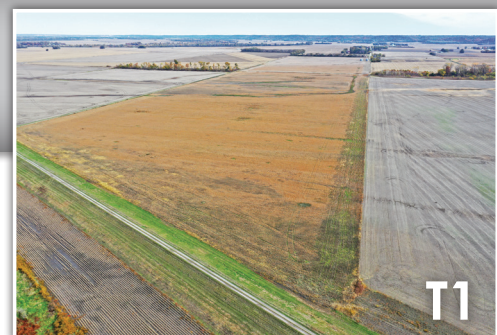
Opens: Tuesday, December 7th

CLOSES: TUESDAY, DECEMBER 14, 2021 | 10AM

315±
acres - 4 tracts

Auctioneer's Note: North Central Missouri College Foundation, Inc. was blessed with this land as a gift from John Kuttler. Proceeds from its sale will be used to advance the mission and vision of the College and Foundation.

Land is located 1 ¼ miles north of Rushville on Highway 59, then 1 ¼ miles north on SW State RT KK.



T1



T2

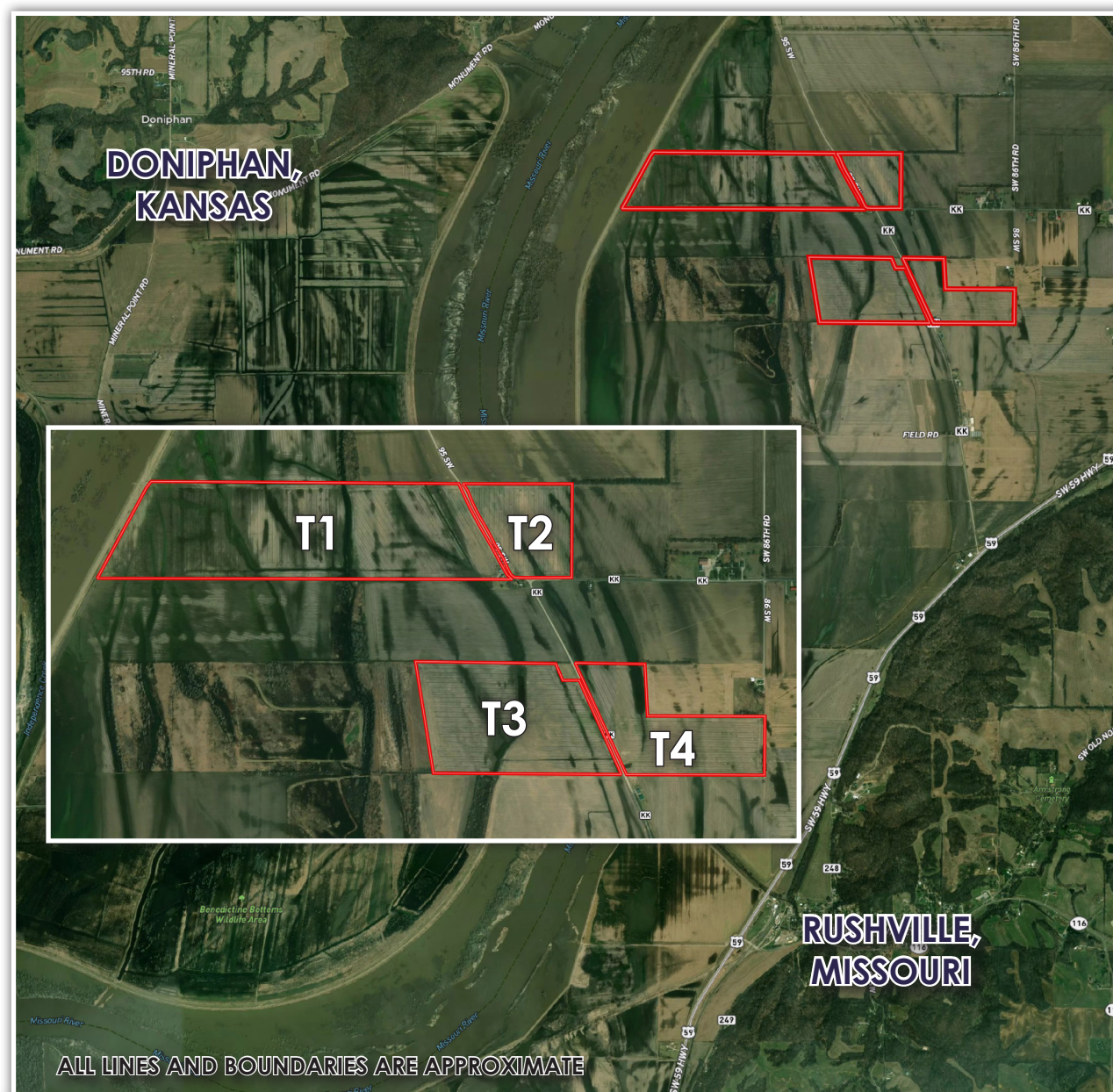


T3



T4

- 1 Tract 1 – 150 Acres M/L subject to final survey**
FSA indicates: 147.01 acres tillable.
Majority soil types include: Onawa, Haynie, Grable & Percival.
This tract includes (2) Brock 21,633 bu. grain bins.
Located in Sections 26 & 27, Lake Township, Buchanan County, Missouri.
- 2 Tract 2 – 34 Acres M/L subject to final survey**
FSA indicates: 33.7 acres tillable.
Majority soil types include: Onawa & Haynie.
Located in Section 26, Lake Township, Buchanan County, Missouri.
- 3 Tract 3 – 80 Acres M/L subject to final survey**
Approx. 79.5 acres tillable.
Majority soil types include: Onawa & Haynie.
Located in Section 35, Lake Township, Buchanan County, Missouri.
- 4 Tract 4 – 51 Acres M/L subject to final survey**
Approx. 47.5 acres tillable.
Majority soil types include: Onawa & Haynie.
Located in Section 35, Lake Township, Buchanan County, Missouri.



North Central Missouri College Foundation, Inc.

Attorney for Seller - Allan D. Seidel

Closing & Title Company - First American Title, 2301 Village Drive, St. Joseph, MO, 816.279.3095

For information contact Steffes Group at 319.385.2000;

Terry Hoenig at 319.470.7120 or Nate Larson at 319.931.3944

In cooperation with Troy D. Smith

319.385.2000 | SteffesGroup.com

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

TERMS: Sales tax law applies as applicable. All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter or credit to facilitate border transfer.





T1



T1



T1



T1



T2



T2



T2

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 First American Title 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 First American Title, 2301 Village Dr., St. Joseph, MO on or before Friday, January 28, 2022.

Possession: Will be given at time of closing.
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:**
- 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.
 - 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.
 - All tracts will be surveyed by a licensed surveyor. Tracts will be sold by the acre with gross surveyed acres being the multiplier for said tracts. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing.
 - 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 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.
 - 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 will be responsible for installing his/her own entrance, 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 AVAILABLE ONLINE AT

SteffesGroup.com



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

315+
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PRESORTED
 STANDARD
 US POSTAGE
 PAID
 Permit #315
 FARGO, ND



T3



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