

TIMED ONLINE Land Auction

Mercer County, Missouri

Opens: Wed., December 22nd

Closes: Wednesday, December 29, 2021 at 1PM

Princeton, Missouri

Land is located 5 miles northeast of Princeton on Highway 136, then 3 miles east on Flamingo Street, which turns into Florence Street to 27140 Florence Street, Princeton, MO

278.32 Deeded Acres M/L – Sells in 1 tract

Take a look at this farm with pasture, hay ground, CRP income and timber, perfect for a cow/calf farm with hunting and recreational activities. The farm has five total ponds with two stocked ponds with cattle waterer. Mature timber with walnut, oak & cottonwood trees. The property includes an uninhabitable home which could be reconstructed as a cabin, along with a 24'x40' detached garage, 10'x12' shed, 5,000 bu. grain bin, (3) 1,000 bu. grain bins and other smaller outbuildings. Property has 3 natural springs & electricity on the property. Rural water & broadband internet are available. Don't miss your chance to purchase this property with excellent hunting with trophy deer and large turkey in abundance.

The land is pasture/hay ground with FSA indicating: 201.57 acres tillable of which 19.51 acres are in the CRP program as follows:
 4.78 acres at \$87.00 = \$416.00 and expires on 9-30-2030
 14.73 acres at \$87.00 = \$1,282.00 and expires on 9-30-2030

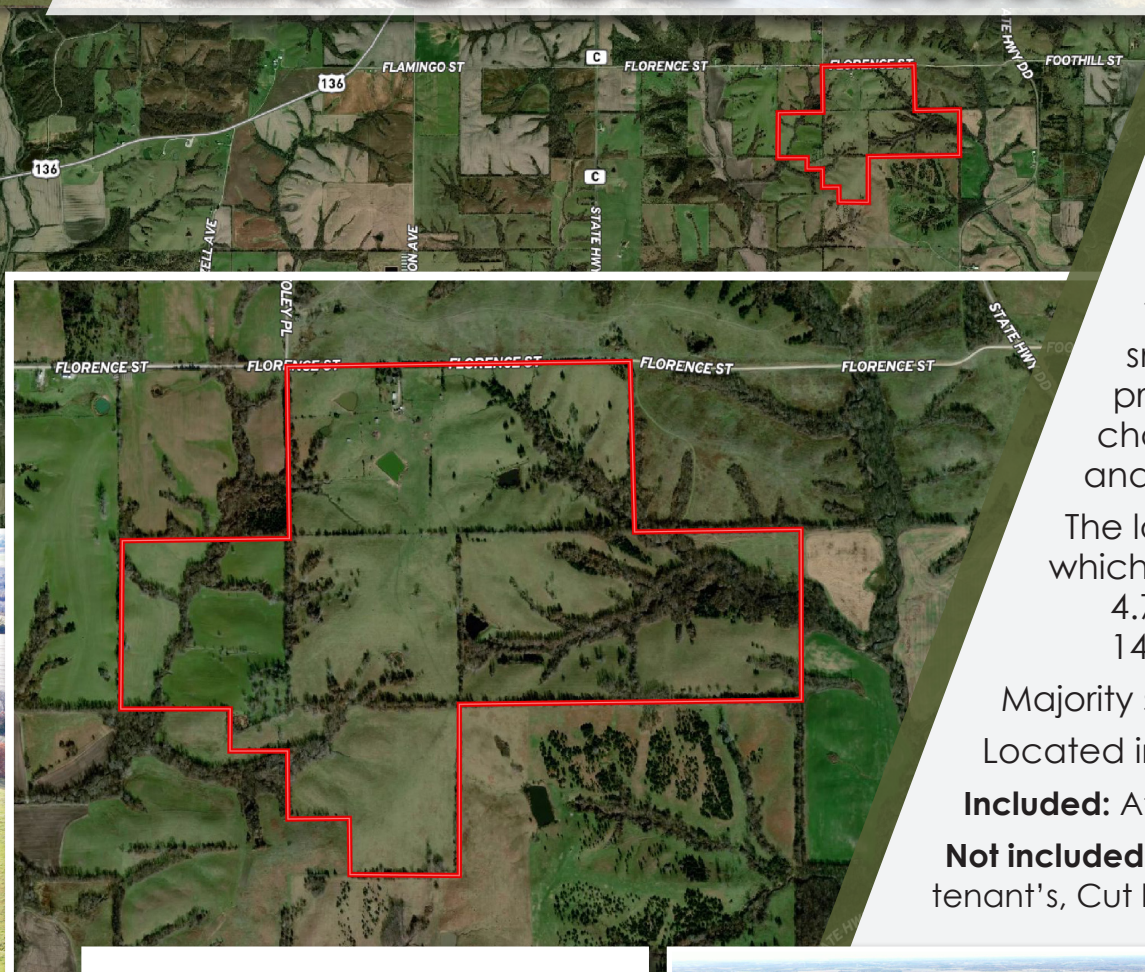
Majority soil types on the tillable include: Adair, Gara & Armstrong
 Located in Sections 23, 24, 25 & 26, Ravanna Township, Mercer County, Missouri.

Included: Attached fencing & gates.

Not included: All corral panels, feed bunks, feeders & other livestock equipment of the tenant's, Cut logs, Fence posts, Metal sheeting in buildings, Boat & All personal property.

Open House: Wednesday, December 15th from 1-2PM

278.32± deeded acres



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 Mercer County 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 Mercer County Title Company, 604 1/2 W Main St, Princeton, MO on or before Monday, January 31, 2022.

Possession: Will be given at time of closing. (Subject to tenant's rights on pasture/hay ground)

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.
- Land will be sold by the deeded acre with 278.32 being the multiplier.
- Seller shall not be obligated to furnish a survey.
- 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.
- Land is selling subject to tenant's rights on the pasture and hay ground for the 2022 farming season. House & buildings are not a part of the rent agreement.

- The pasture rent payment is 230 acres @ \$31/acre = \$7,130 per year. Tenant is responsible for fencing repairs, new fencing is the Buyer's responsibility. Lease runs March to March of each year, with 1st payment due March 1, 2022 and 2nd payment due Oct. 1, 2022. This will be paid by the tenant to the Buyer. It shall be the responsibility of the Buyer to serve notice to the tenant prior to Oct. 31, 2022 in order to terminate the contract on March 1, 2023, if so desired.
- The hay rent payment is \$350 per year for 20 acres, with rent payment due April 15, 2022. This will be paid by the tenant to the Buyer. It shall be the responsibility of the Buyer to serve notice to the tenant no fewer than 60 days before the end of the lease period, if so desired.
- It shall be the obligation of the Buyer to report to the Mercer 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.

- 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.
- 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.
- 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 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.

ROBERT L. & DONNA J. GIBSON REVOCABLE LIVING TRUST AND MICHAEL D. & JONI D. GIBSON

Attorney for the Sellers – Chapman and Cowherd, PC, 903 Jackson St., Chillicothe MO 64601, 660-646-0627

Closing & Title Company – Mercer County Title Company, 604 1/2 W Main St, Princeton, MO 64673, 660-748-3822

For more information contact Terry Hoenig of Steffes Group, 319.385.2000 or 319.470.7120

319.385.2000 | SteffesGroup.com

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

