

Worth County Absolute Farmland Auction
Thursday, November 4, 2021 at 2:45 pm
Younger Auction Gallery

Tract 1 – Located ½ Mile North of Sheridan, MO and State Route H and Birch Trail. This Tract Features Approximately 80 Acres +/- to be surveyed of Platte River Bottom Farmland with 73.38 Tillable Acres according to AFCS Office Records. Farm is in Bean Production this year with Access from Black Top H.

Soil Types: Wabash Silty Clay Loam and Olmitz Loam, 2 – 5% Slope

Taxes: \$452.29/year

Tract 2 – Located Just West of Tract 1, Features 47 Acres +/- of Hill Ground All in Pasture Mix Grasses for Cattle Grazing or Hay Production. Borders Black Top H, Excellent Location for Home Site with Long Range Country Views. There is 37.21 Acres in Grass According to AFCS Records, Balance in Open Timber.

Soil Types: Shelby Loam, Adair & Shelby Loam, Olmitz – Kennebec Complex – Shelby + Gara Soils and Olmitz Loam

Taxes: \$250.83/year

Brief Legal for Tract 1 & 2: Sec 14 & 15 – Twnshp 66 N – Range 33 W, Worth County Missouri

Tract 3 – Located Just West of Sheridan, MO on the Corner of State Hwy 246 and Alder Ave, Featuring 240 Acres of Good Productive Worth County Farmland. This Gently Rolling Farm has 209.81 Acres of Cropland According to AFCS Records with 127.6 in Corn Production and 82.21 in Hay Ground, Farm has Diversion Terraces and Some Tile Outlets, 2 Ponds for Livestock Watering, Some Older Out Buildings in a State of Repair.

Soil Types: Lagonda and Clarinda, Sharpsburg, Shelby Clay, Olmitz and Adair.

Taxes: \$1,071.32/year

Brief Legal: Sec 22-66N-Range 33 West, Worth County, Missouri

Terms: 10 % Down Payment of Good Faith, Non-Refundable Money to be made on Day of Sale Entering Into Purchase Agreement Guaranteeing Clear Title. Balance is Due at Closing on or Before 30 Days when Full Possession Will Be Given. Escrow to be Held at the Office of First American Title Co. St. Joseph, MO. Property is Being Sold “As Is, Where Is”. Statements made at time of Auction Take Precedence Over Any Advertising in Print or Online, Printed Documents, or Previous Statements. YAC, INC d.b.a. Younger Auction Company and its Representatives are Acting as Exclusive Agents of the Sellers.

Larry O & Rita C Boyd Trust
J. LaRi Liberty (Trustee)