

Absolute Atchison County Land Auction

Featuring 102 Acres +/- Missouri Farmland, 88% Tillable

Friday, February 3, 2023 - 10:30 am

Auction Location: Toad Holler Bar & Grill Banquet Room, 1710 Nebraska St., Mound City, MO

Farm Located: South of Fairfax, MO, from the intersection of Hwy. 59 and Hwy. 46, South on Hwy. 59 approx. 5-1/2 miles to gravel road Holt 105, then West 1 mile, then right at the "T" on Candle Rd. then 1/2 mi. on East side of road.

Property features 102 Acres +/- of good, upland farmland in the heart of Atchison County, Missouri, with a total of 89.63 Acres tillable ground according to FSA records. There were 79.69 acres in soybean production in 2022 and approx. 1.49 acres in CRP filter strips until 2032, with a total of \$402.00 annual payment at a rate of \$270.00 per acre. Also has CRP CP33 Habitat Buffer which expires in 2027, 6.50 acres at rental rate of \$201.51 for an annual payment of \$1310.00. The balance is in timber and pasture grass. This farm has had excellent farm management with a good fertilization program throughout the years. Farm is terraced with good drainage. Soils include Ken-ridge-Judson Complex, 1 to 7% slope; Colo; and Contrary Silt Loam, 9 to 14% slope. Complete soil types and FSA records available on website at youngerauction.com. This property also provides a good hunting location close to Craig, MO, and Loess Bluffs National Wildlife Refuge.

TERMS: 10% down of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title with balance due at closing on or before 30 days. Escrow to be held at Nodaway County Abstract in Maryville, Missouri. 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.

AUCTIONEER'S NOTE: If looking for an excellent opportunity to have a good piece of farmland, with good hunting and income producing, this is it. Mark your calendar for this may never up for sale again in your lifetime. See you sale day. – *Mark*

Helen Winifred Neely Revocable Trust