

ABSOLUTE LAND AUCTION PLATTE CO., MISSOURI

50 Acres ± with 42.21 Tillable Acres

Wednesday, April 17, 2019 - 5:32 pm

**Auction Location: Dearborn Community Building,
205 Commercial St., Dearborn, MO 64439**

Property Located: From Platte City North on I-29 to Dearborn Exit 30, then West on Hwy. H 3/4 mi. to Hwy. 371, then South 1.1 mi. to Blacktop H, then West 2.3 mi. to Rt. V, then North 2.8 miles. Property lies on East side of road. Watch for signs.

This farm features gently rolling farm land with some creek bottom and good productive soils including Knox silty clay loam, Knox silt loam and Colo silt loam. Farm has had some terracing and tile work done for new owners convenience. Balance of farm is in open timber for excellent hunting with an abundance of deer and turkey, just minutes from Kansas City and St. Joseph. Farm at present has spring cover crop in place which consists of wheat, radishes and turnips. This property would also make an excellent home site with long-range country views with Blacktop frontage on Rt. V and access to rural water, located in the North Platte School District. **TAXES:** \$107.00.

FERTILITY PROGRAM (last 3 years): 0-60-80, nitrogen for crop, wheat 70, corn 175 NH3 20 starter, 0 beans, 3 ton lime applied spring 2018.



AUCTIONEER'S NOTE: If looking for a great opportunity to expand your farming operation or own a piece of land in a quiet country setting. Make arrangements now for this farm may sell in your price range.

***IMMEDIATE POSSESSION FOR SPRING PLANTING WILL
BE GIVEN UPON D OWN PAYMENT ON DAY OF AUCTION.***

TERMS: 10% down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Escrow and closing to be held at American Title, St. Joseph, Missouri. Balance is due at closing with immediate possession to be given on farm ground. 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.

Owner: Ronald Guinn, Jr.

Auction Conducted by YAC, INC d.b.a.:

YOUNGER AUCTION COMPANY
MARYVILLE, MISSOURI



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