

Absolute Land Auction
Featuring 80 Acres +/- of Nodaway County Farmland
December 3rd, 2020 at 5:30 pm
Younger Auction Gallery, 312 E. South Hills Drive, Maryville, MO

Farm Location: From Clearmont, MO – East on Blacktop B approximately 2 ½ miles to Blacktop AD, then North to end of Blacktop Approximately 1.5 miles to Galaxy Road, North on Gravel 1 mile to 120th Street, Right/East approximately ¼ mile – Farm on South side of Road.

Quick Legal: Atchison East, Section 10, Township 66, Range 35 West

Farm Features” 80 acres +/- with approximately 70.24 Acres of Cropland and balance in Open Timber and Grassland. This gently rolling upland farm has some creek bottom and at present there is 66.33 acres that has been in soybean production in 2020 – according to FSA records. There are some diversion terraces and grass water-ways.

Soil types include: Shelby Clay Loam, Lamoni Clay Loam, Grundy Silt Loam and Colo Silty Clay Loam.

Farm also has Excellent Hunting for Deer, Turkey and some small game. Close to the Iowa Border – approximately 2 miles.

TAXES: \$180.94

Terms: 10% Down Payment per tract 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 Nodaway Abstract, Maryville, 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.

Auctioneers Note: If looking to expand your row crop operation or looking for a nice recreational hunting ground with producing income, this is it. Make financial arrangements now for farm sells to the highest responsible bidder – See you Sale Day. Mark

Sellers - Dad Gumm 7, LLC