

Buchanan County, Missouri, Land Auction

Featuring 115.4 acres ± of Productive, Tiled and Terraced Farmland

Tuesday, March 12, 2019 - 5:31 pm

Auction Location: Stoney Creek Hotel and Conference Center, 1201 N. Woodbine Road, St. Joseph, MO

FARM LOCATION: South of St. Joseph, Missouri, on Interstate 29 to Highway 169 Exit by Love's Truck Stop. Go east .05 miles to Blacktop FF, then South on FF approx. 3 miles to Blacktop O, then West approx. 1 mile to County Rd. 52, property lies on East side of road.

This farm represents good productive farmland with 85.6 tillable acres according to FSA records. Farm was in soybean production last season and has 95% of tile and terrace work done for new owners. This is an excellent location with blacktop frontage on Hwy. O, with entrance located on County Rd. 52. Balance of farm has some open timber which would be excellent for recreation or hunting. Property would make a wonderful home site or development opportunity with long-range country views. Located approximately 3 miles from Agency, MO, or 5 miles to St. Joseph.

WATER: Rural water access bordering property.

PRODUCTIVE SOIL TYPES: Contrary Silt Loam, Knox Silt Loam, Colo Silt Loam, Judson Silt Loam.

LEGAL DESCRIPTION: SE Cor NE 1/4th W 1266.60' N 767.99' E 208.71' N 208.71' E 41.29' N 350' E 1010' S 1320' to POB Ex Rd R1W. Lot 2 of NW4, also known as W1/2 of NW 1/4 less and Ex Rd R/W.

TAXES: \$595.57

TERMS: 10% down day of sale 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 Company, 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.

AUCTIONEER'S NOTE: If looking for a great opportunity to expand your portfolio make financial arrangements now. This farm has a history of good fertilization program in past and is a turn-key operation. Owners are very sincere in selling. **NOTE:** This farm is free and clear for the 2019 crop season. Immediate possession of farmland for spring tillage work will be given upon signing of contract and deposit of escrow.

Holland Family Trust