

Absolute Gentry County Land Auction

Tuesday, November 30, 2021 10:01 am

Featuring 690 Acres +/- with 522.63 Cropland, Offered in 3 Tracts with Row Crop, Working Rock Quarry, Rental Home and Home Sites.

Auction Location: Younger Auction Gallery, 312 E. South Hills Drive, Maryville, MO

Property Location: Approximately 3 ½ Miles South of Stanberry, MO on State Hwy 169, East Side of Road.

Brief Legal: S 21, 28; Tsp 61-62 N, R 32 W

Tract 1: Featuring 163 Acres +/- of Gently Rolling Pasture Ground with Approximately 5 Ponds, Good to Excellent Fences, 1 Older Barn for Livestock Shelter, Excellent Homesite with Access to Rural Water. This Farm Carries 148 Acres of Cropland According to FSA Records, which Could be put in Row Crop Production with Minimal Upbringing.

Soil Types: Lamoni Clay Loam, Grundy Silt Loam, Lagonda Silty Clay Loam all of 2 – 9% Slope, Shelby Loam 9-14% Slope, Shelby Clay Loam 9- 14% Slope, Armstrong Clay Loam 5-9% Slope and Sharpsburg Silty Clay Loam 2-5% Slope.

Taxes: \$553.68/year

Tract 2: Located just South of Tract 1, Featuring 382 Acres +/- of Farmland with Approximately 296.37 Cropland Acres, Mostly Tiled and Terraced. At Present there is approximately 212.8 in Corn and Soybean Production in 2021, with Some Winter Wheat Sowed back for Harvest for 2022 Season, Exact Acres will be Determined from Tennant. Note: New Owner(s) will Reimburse 2021 Tennant for

Seed, Input and Cost at Day of Closing. There is 54.35 Acres in Grass for Hay and Livestock Grazing with the Balance in Draws and Open Timber, Excellent Hunting.

Water: 1 Large Lake and 2 Small Ponds, Access to Rural Water.

Improvements: 1 Upgraded Barn with New Steel Siding and Roof, and 1 Older Wooden Barn for Livestock Shelter or Loadout Area.

Note: Excellent Location for New Homesite with Great Country Views.

Soil Types: Lamoni Clay Loam 5-9% Slope, Gundy Silt Loam 2-5% Slope, Vanmeter Flaggy Silty Clay Loam 14-40% Slope, Armstrong Clay Loam 5-9% Slope, Arbela Silt Loam 1-3% Slope, Lamoni Loam 5-9% Slope, Armstrong Loam 5-9% Slope, Nodaway Silt Loam 1-3% Slope, Lagonda Silty Clay Loam 5-9% Slope, Gara Clay Loam 9-14% Slope, Shelby Loam 9-14% Slope, Gara Loam 9-14% Slope, Grundy Silty Clay Loam 5-9% Slope, Nodaway Silt Loam 0-2% Slope, Shelby Clay Loam 9-14% Slope and Ladoga Silt Loam 5-9% Slope.

Taxes: \$1,141.12

Tract 3: Located Just South of Tract 1 & 2, Featuring a 145 Acres +/- with 78.24 of Cropland, which at Present has Approximately 35.3 Acres in Corn Production with 42.9 Acres in Grass.

Water: 1 Pond, Rural Water

Rental Home: Older 2 Story Home Updated in Past 5 Years. Featuring 3 Bedroom, 2 Full Baths, Nice Kitchen, Dishwasher, Main Floor Laundry Room and a Bonus Room for Office or Bedroom. Attached Single Car Garage with Opener and 1 – Detached 30'x50' Open Sided Machine Shed for Smaller Implements or Carport Area. Long Range Country Views. All 3 Tracts Bordering State Hwy 169 for Easy Access.

Call for Home Rental Information.

Improvements: Approximately a 40'x60' Livestock Machinery Storage and Loafing Shed by Morton. 2 – Sliding Entry Doors, 12 ft. Some Livestock Richie Waterers, 1 – Older Style 2300 bu Grain Bin w/ drying Floor. 1 – Older Style 30'x40' Metal Shed with Side Entry Door and 1 Large 14'x 12' Sliding Entry Door to the North,

Plumbed with Electricity, some Concrete. Some Cross Fencing for Livestock Rotation.

ROCK QUARRY: There is a Working Rock Quarry which is Leased To – Norris Quarries, LLC with Transferable Lease to New Owners at the Time of Closing. For Complete Information on Lease Agreement, Contact Younger Auction Company at 660-541-1977, Ask for Mark.

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Taxes: \$980.77

Terms: 10% Down per tract, 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, 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.

Patsy L Lawson Revocable Trust