

Absolute Nodaway County Land Auction

220 Acres +/- , Offered in 2 Tracts,

January 21st, 2020 at 10:00 am

Younger Auction Gallery, 312, E. South Hills Drive, Maryville, MO 64468

Property Location: From Burlington Junction, MO – East on US Hwy 136 to Eagle Road, South on Gravel 3.5 miles to 230th , East on Gravel approximately .5 miles to end of road. From, Maryville – West on Hwy 46, 5 miles to Black Top AB, North to 240th Street, Approximately 2.4 miles West on Gravel to Eagle Road, North Approximately 1 mile to 230th, East on Gravel – Watch for Auction Signs.

Tract 1 –

Features 65 Acres +/- of Good Gently Rolling Farmland with Some Sand Creek Bottom Ground, Balance in Pasture Land and Open Timber. Farm has Had Good Stewardship of Farming Practice Thru the Years. At Present has Approximately 45.2 Acres in Crop Production this year with Combination Corn & Soybeans. New Owner Will Get Immediate Possession on Row Crop for Spring Tillage if So Desired.

Soil Types Include: Nodaway Silt Loam, Sharpsburg Silty Clay Loam and Shelby Loam.

Taxes: \$239.12

Tract 2

Located Just South of Tract 1 Features 154.78 Acres +/- with Approximately 107.11 Acres Tillable according to FSA Records. At Present There is 63.58 Acres in Row Crop of Corn and Soybean Production with approximately 43.53 acres in Gently Rolling Pasture, balance in Open Timber. There is one Pond on Property for Livestock Watering. Fencing is fair to good. This Farm also Carries Good Sand Creek Bottom Ground. This Would Make a Good Location for Homesite in the Northwest Nodaway School District.

Soil Types Include: Nodaway Silt Loam, Lamoni Clay Loam, Sharpsburg Clay Loam, Shelby Loam, Colo Silty Clay Loam and Shelby Clay Loam.

Taxes: \$531.00

Auctioneer's Note: If Looking To Expand Your Farming Operation, Make Plans Now for These Don't Come Up for Sale Very Often. These Farms Have the Ability to Capture More Row Crop Acres if So Desired, with Good Access to Local Grain Elevators. Property Will Sell Separately and WILL NOT be Sold Together. Make Financial Arrangements Now – for Property May Sell in Your Price Range. See You At the Auction - **Mark.**

Go To YoungerAuction.com for Full Listing and Soil Maps.

Pauline G. Hoyt Trust.

Terms: 10 % Down Payment 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.