

# ABSOLUTE LAND AUCTION

Highly Productive, Nodaway Co., Missouri, Farmland

— *Selling in 5 Individual Tracts* —

**Friday, February 26, 2021 - 10:02 am**

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

## **Tract 1 - 78 Acres ±**

**Located:** East of Maryville, MO, on Hwy. 136 approx. 7 miles, then North approx. 7 miles on Blacktop E to 190th Street. Property lies on East side of road, watch for auction signs.

Tract 1 features 78 Acres ± of gently rolling farmland with approx. 65.4 tillable acres which were in soybean production last year, according to FSA records. Balance of farm is in draws and one pond. Access to rural water, and blacktop frontage would make this property a good home site.

**Soil Types:** Shelby Loam, Omitz-Ely Zook, Lamoni Clay Loam, Sharpsburg, Silty Clay Loam, Higginsville Silty Clay Loam.

**Brief Legal Description:** Sec. 10-65N-34W, Independence Twp., Nodaway Co., MO. True legal to govern.

**Taxes:** \$339.00

## **Tract 2 - 74 Acres ±**

**Located:** Just South of Tract 1 on Blacktop E, approx. 1.5 miles, lying on West side of Road.

Tract 2 features 74 Acres ± with 67.5 tillable acres according to FSA records. This Tract was in corn production last year. This good ridge top farm features excellent location for home site or grain bin location, with access to rural water.

**Soil Types:** Higginsville Silty Clay Loam, Macksburg Silty Clay Loam, Shelby Silty and Sharpsburg Silty Clay Loam.

**Brief Legal Description:** Sec. 21-65N-34W, all in Jackson Twp., Nodaway Co., MO. True legal to govern.

**Taxes:** \$329.20

## **Tract 3 - 158 Acres ±**

**Located:** Just East of Tract 2, bordering Blacktop E.

Tract 3 features 158 Acres ± of good ridge top land with approx. 139.42 tillable acres according to FSA records. This farm was in corn production last year. There are some diversion terraces which have been incorporated on this property. There are two ponds for livestock watering. Fences are good to fair.

**Soil Types:** Macksburg Silty Clay Loam, Shelby Loam, Lamoni Clay Loam, Lagonda Silty Clay Loam, Higginsville Silty Clay Loam, all 2 to 5% sloped with 58.77 acres of 9 to 14% slope.

**Brief Legal Description:** Sec. 22-65N-34W Jackson Twp., Nodaway Co., MO. True legal to govern.

**Taxes:** \$715.89.

## **Tract 4 - 216 Acres ±**

**Located:** North of Tracts 2 & 3 on Blacktop E at the corner of Hwy. NN and Hwy. E, West side of road.

Tract 4 features 216 Acres ± of good, productive row crop land with 184.86 tillable acres that were in corn and soybean production last year. At present there is 2.34 acres in grass for livestock hay production. This property has access to rural water, approx. two wells that have been used in past for the original home site and livestock watering.

**Grain Storage:** There are 3 grain bins at present with a total of approx. 30,000 bu. of grain storage.

Two Sukup bins with propane burners and stirator system, one Baughman bin, all in good shape.

**NOTE: Bins will be served for approx. 6 mo. closing.**

**Soil Types:** Higginsville Silty Clay Loam, Sharpsburg Silty Clay Loam, Colo Lamoni Clay Loam, and Macksburg Silty Clay Loam.

**Brief Legal Description:** Sec. 4-65N-34W in Independence Twp., Nodaway Co., MO. True legal to govern.

**Taxes:** \$1,371.88.

## **Tract 5 - 137 Acres ±**

**Located:** West of Tract 4 on Blacktop NN approx. 2.5 miles to Blacktop EE, then South approx. 1.5 mi. on East side of road. Watch for signs.

Tract 5 features 137 Acres ± with 121.53 acres in row crop production according to FSA records. This good, ridge top farm has had some terrace and tile work completed. Farm was in soybean production last fall. There are two ponds for livestock watering and one older well with access to rural water.

**Soil Types:** Higginsville Silty Clay Loam, Sharpsburg Silty Clay Loam, Lamoni Clay Loam, and Shelby Clay Loam.

**Brief Legal Description:** Sec. 7-65N-34W in Union Twp., Nodaway Co., MO. True legal to govern.

**Taxes:** \$474.42.

**AUCTIONEER'S NOTE:** Younger Auction Company has been commissioned to offer by public auction these outstanding farms to the highest responsible bidder with NO RESERVE. If you are looking to expand your farming operation or looking for good home site area, this is it. All property borders blacktop frontage and are minutes from Maryville and local grain facilities. **Tracts will sell in order and WILL NOT be offered together.** Make financial arrangements now for farms may sell in your price range. Go to [YoungerAuction.com](http://YoungerAuction.com) for maps, complete soil and FSA information. If we can be of any assistance, please don't hesitate to call. See you sale day. — **Mark**

**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. Immediate possession will be given on sale date for spring tillage if so desired. Possession of grain bins and contents on Tract 4 will be retained for approx. 6 months after closing. 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.

**Drexel and Donna Riley Trust**