

Absolute Real Estate Auction

Lester E. Roush Jr. and Marjorie J. Roush Estate

Featuring 200 Acres +/- Farmland in Nodaway Co., Missouri

Wednesday, February 21, 2024 – 10:07 a.m.

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

Homesite (Development Potential), Row Crop, Pasture Ground, and CRP Income

Offered in 3 Tracts

Tract 1

Location: East of Maryville, MO on Hwy. 136 approximate 3 miles to Hwy. EE, then North approximately 6.5 miles. East and West side of road. Physical address is 20338 State Hwy EE, Pickering, MO, 64476.

Featuring 40 acres +/- with 11.5 acres currently in row crop and 25 acres in pasture. Balance surrounds approximately 2400 sq. ft. 3-bedroom home with 2 full baths, formal living room, large open concept kitchen and family room. Kitchen with custom-built hickory cabinetry, stainless sink, dishwasher, refrigerator, and range; all in good working condition. Laminate flooring in kitchen and bath area; carpet throughout the remainder of the main level of home with newer tile flooring in basement. Basement with utility room and storage. Home has side entry to garage and back patio deck to the north with entry off of kitchen area. There is a 2-car attached oversized garage with bonus heated shop area for woodworking or storage area. Property improvements include asphalt and concrete driveway, nice landscaping with shade trees, and some vinyl fencing for nice country setting with long range views. There is one 24'x32' open-front livestock shed or machinery storage with 110v and 220v electricity and one older 20'x42' barn for machinery or hay storage with attached smaller storage area east of building for livestock supplies or feed storage. There is also one 24'x46' metal pole shed with concrete floor, two 14'x12' overhead doors and side entry, plumbed, 110v and 220v electricity, and built-in workbench area. Property also has larger working livestock corral with pipe and steel fencing and one frost-free cattle waterer on concrete. There are several water hydrants throughout the livestock area.

Ponds and Rural Water: Three ponds are located on property with access to rural water for livestock area if desired; home is connected to rural water.

Taxes: \$844.76

School District: North Nodaway R-VI

Tract 2

Located just west of Tract 1 featuring 40 acres +/- of good, gently rolling pasture ground with 35.69 cropland acres according to FSA records. This farm has excellent fences, blacktop frontage, with 2 to 3 ponds for livestock watering, and access to rural water. There are two livestock holding pens for easy loadout access. This property would make an excellent location for a new home site or small development minutes from Maryville.

Taxes: \$122.53

Tract 3

Location: From Hopkins, Mo east on blacktop 246 approximately 3 miles to Lion Road, then North on gravel approximately $\frac{3}{4}$ mile, east side of road bordering Lion Road and 110th St.

This farm features 120 acres +/- of gently rolling farmland with 99.32 acres in cropland according to FSA records with 58.54 acres in soybean production in 2023. Property has 40.78 acres in enrolled in CRP until 09-30-2030 with annual contract payment of \$5913.00. (Note: 2024 CRP payment will go to new owners and thereafter.)

Balance of this farm is in open timber with excellent hunting. Minutes from Hopkins, MO.

Water/Fencing: One pond and access to rural water with excellent to average fences.

Taxes: \$403.96

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 with balance due at closing on or before 30 days. **Each tract will be sold individually and will not be offered together in any combination.** Escrow to be held at Nodaway County Abstract, Maryville, MO. Full possession to prepare for 2024 crop production will be given at closing. 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 country starter home close to Maryville or Hopkins on blacktop frontage or newer home site, make financial arrangements now for these properties have the best of all, whether for potential income, hunting, or livestock production. Properties similar to these seldom come up for auction.

Auction conducted by Younger Auction Co., Mark Younger, Auctioneer, and 102 Valley Realty, Kelly Morrison, Broker. To view home, call 660-582-9771.