

# Nodaway County, Missouri Land Auction

Featuring 321 Acres +/-, Offered in 2 Tracts

Both Tracts Offer Excellent Hunting, Potential income or Home Site Location

**Thursday, November 18, 2021 – 10:35 am**

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

**LEGAL DESCRIPTION:** Southeast Quarter of Section Twenty-four (24), Township Sixty-six (66), Range Thirty-four (34), AND the North Half of the Northeast Quarter and the North Half of the Northwest Quarter of Section Thirty (30), Township Sixty-six (66), Range Thirty-three (33), Nodaway County, Missouri.

**Tract 1 – 160 Acres +/-** of CRP and Timber Land w/ Open Pasture, located West of Sheridan, MO, on State Hwy. 246, 4.5 miles to Blacktop E, then South 1 mi. to 150<sup>th</sup> Street, then East on gravel approximately  $\frac{3}{4}$  mile, land on North side of road.

This tract has 134.8 acres in Cropland according to the FSA office, which is all in CRP. Annual payments are \$18,756 with an ending date of 09/30/2023. Excellent hunting, deer, quail and pheasant. Balance of farm is in open timber with 2 small ponds.

**SOIL TYPES:** Shelby Clay Loam, 5-9% slope; Shelby Clay Loam, 9-14% slope; Sharpsburg Silty Clay Loam, 2-5% slope; and Colo Silty Clay Loam, 0-5% slope. **TAXES:** \$545.24.

**Tract 2 – 161 Acres +/-** Located at the Southeast Corner of Tract 1, this tract includes Rolling Pasture Land and Open Timber with some Open Hay Ground for Livestock and approx. 3 ponds for livestock watering and some older diversion terraces. There are some older structures in disrepair. According to the FSA office, there are 119.06 acres in Cropland, which has been in mixed pasture grasses for livestock and hay production since approx. 2008 or before. There are 12.86 Acres in a hay field with clover and mixed pasture grasses.

**SOIL TYPES:** Shelby Clay Loam, 9-14% slope; Sharpsburg Silty Clay Loam, 2-5% slope; Shelby Loam, 5-9% slope; Colo Silty Clay Loam, 0-5% slope; and Lagonda Silty Clay Loam, 5-9% slope. **TAXES:** \$543.39

**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 45 days with closing at the office of David Baird, Attorney at Law, Maryville, MO.

**NOTE: Sale is subject to approval of the Probate Division of the Nodaway County Circuit Court.** 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 excellent hunting location in Northwest Missouri, with an abundance of wildlife, this is it. Or if looking to expand your livestock pasture or for a potential home site location close to Sheridan and Maryville, don't miss this opportunity, for property may sell in your price range. See you sale day. – *Mark*

## Harold Richard Rush Estate

Mary A. Martinez, Personal Representative