

Absolute Nodaway Co., Missouri Land Auction

Featuring 166 acres +/- with Home, Improvements, Row Crop and Pasture Land,
Offered in 3 tracts with a total of 109.7 acres Cropland
Tuesday, March 24, 2026 at 10:30 am

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

Location: From Guilford, MO, East on Hwy M 5.5 miles to State Hwy AE then South to end of asphalt and Pebble Road. South on gravel ½ mile.



40064 Pebble Road, Guilford, MO 64457

Tract 1 - 40 acres +/- gently rolling farmland with 29.95 tillable acres in corn and soybean production in 2025 according to Nodaway County FSA records. Partially tilled and terraced. Balance in open timber and some mature trees. **Taxes:** To be prorated from Tract 2.



Tract 2 - 71 acres +/- with Home with 32.89 tillable acres with 6.5 acres in corn production in 2025 according to Nodaway County FSA records. Balance in open timber with excellent hunting. Fair to poor fences.

Amenities: Features 3 to 4 bedroom home, approximately 1232 sq. ft., built in 1980. Unfinished basement with office space, additional bedroom, ¾ bath, outside entry, washer-dryer hookups, and 8 ft. ceiling height. Other features include large living room on main level, 2 bedrooms, full bath, large eat-in kitchen with handicap accessible ramp to east of home, and entry to basement from main level. Goodman propane furnace, Amana cooling system, and propane hot water heater. 1000 gallon propane tank. Other amenities include newer roof (installed less than 3 years ago), vinyl siding, thermal pane windows throughout, and some new vinyl wood flooring. Nice wooden cabinetry in kitchen with stainless steel double sink. Washer and dryer access on main level if so desired.

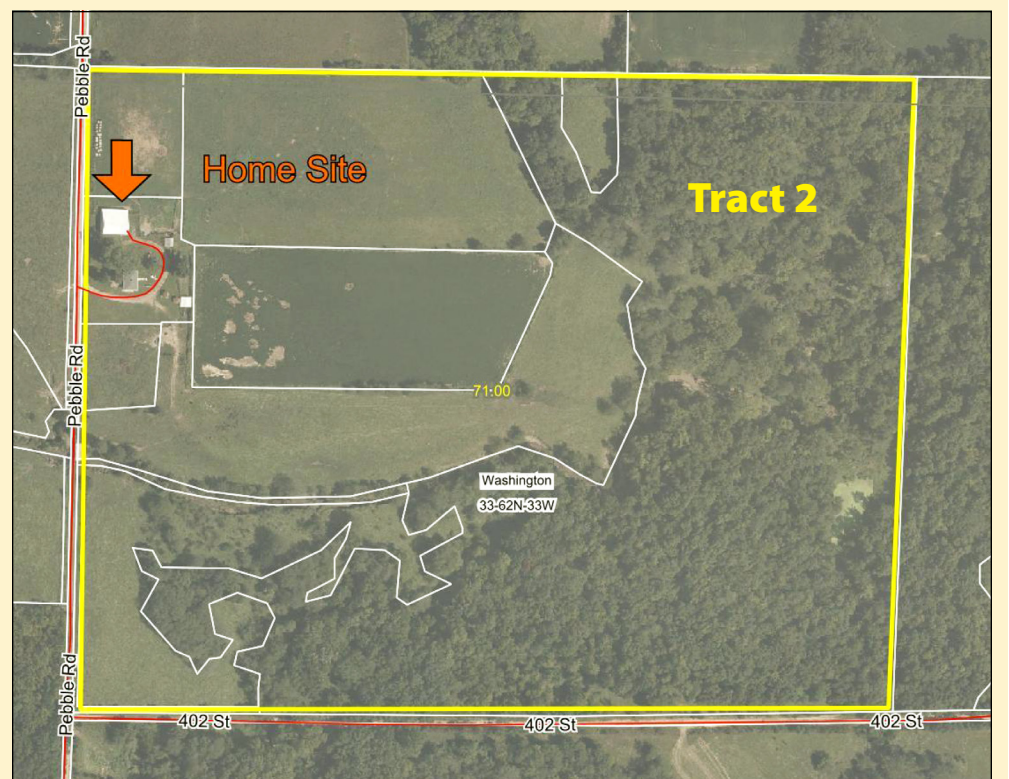
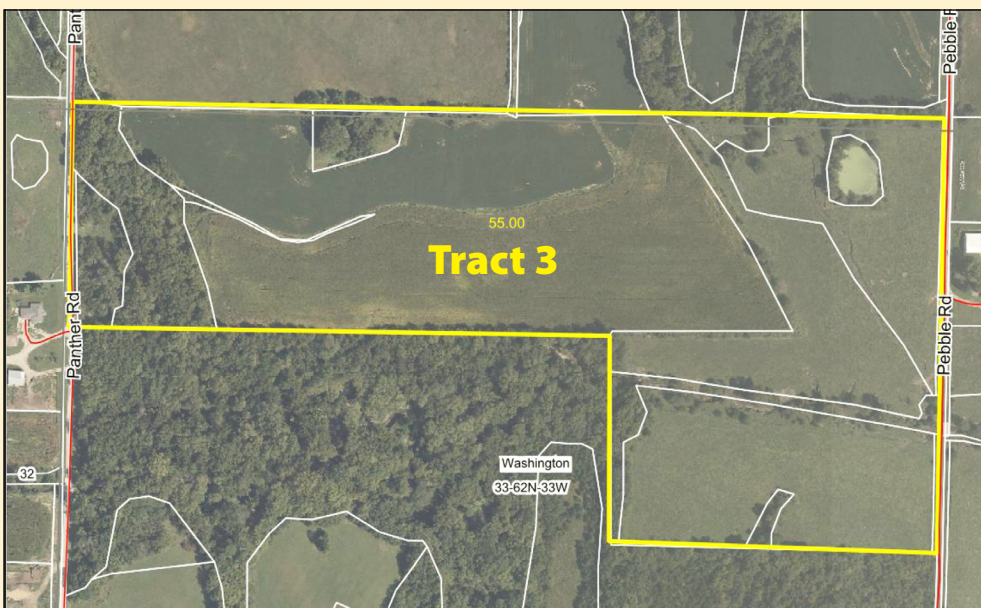
Rural water to home and livestock hydrants. Located in Stanberry School District. King City Lumber Company 3596 sq. ft. pole steel sided machine shed w/12'x9' and 14'x9' entry doors, wired for 110v and 220v. Two other older storage buildings in need of repair, one utilized for cattle load out and calving pen.

Two older grain bins, 700 to 1000 bu. in size. Built 1966. One with perforated floor.

Taxes: \$1004.11

Tract 3 - 55 acres +/- with approx. 46.86 tillable acres in combination pasture and soybeans in 2025 according to Nodaway County FSA. One pond for livestock watering. Joins Tract 1 to the South. Access also from Panther Road on West side of property from home. Rural water access. **Taxes:** \$135.26

Soil Description: See Younger Auction Co. website for soil descriptions.



Auctioneer's Note: If looking for good starter farm with nice home built in 1980 in country setting, excellent for livestock and some row crop, and good hunting, this is it. Farms will be sold by the acre and will not be offered together. This is a live and online auction. Financial documentation must be received three days prior to auction date. **For viewing of home, contact Mark at Younger Auction Company at 660-541-1977.**

TERMS: 20% down payment of total purchase price 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 Euler Law Offices, LLP, Troy, KS. Immediate possession for row crop will be given upon receipt of down payment. 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.

— Spicer Family Trust —



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WWW.YOUNGERAUCTION.COM

