MACHINERY & HAY AUCTION

Case IH Tractor, Hay Equipment and Approximately 300 Round Bales of Good Brome Hay, 2019 Cutting

Tuesday, March 26 - 11 am

Machinery Auction at 38538 130th St., Sheridan, MO

TRACTOR

- 2000 Case IH MX 100 MFWD Tractor, 6700 hrs, Triple Hydraulics, Serviced Every 100 hrs, Firestone 18.4R38 Rear Rubber 80%, 14.9R28 Front Rubber 75%, Equipped w/ Quicke 695 Heavy Duty Loader w/ Bale Spike - Excellent Chore Tractor

HAY EQUIPMENT & MISC. EQUIPMENT

- 2015 New Holland H7230 Disc Mower Conditioner, Good Rubber Rollers, Shedded - Like New, Road Light Package
- Frontier 8 Wheel V-Rake - Good Shape
- 2017 John Deere HX15 Batwing Mower, Front & Rear Drop Chains, 6 Wheel, Shielded Drive Line, Stump Jumper, 1000 PTO, Almost NEW
- 2017 Delta 28 ft Hydraulic Fold Pasture Harrow - Like NEW

HAY

- Approx. 300 Big Round Bales – 150 Bales of Brome; 150 Bales Brome Pasture Mix – Baled with John Deere Baler, Net Wrapped - NO RAIN - Good Hay

Hay will be sold in groups of 10 to 40 bales - times the bid.

Hay will NEED TO BE REMOVED prior to date of real estate closing on May 11, 2019.

Todd & Janie Thacker, Owners

Auction Conducted by YAC, INC d.b.a.:

YOUNGER AUCTION COMPANY

MARYVILLE, MISSOURI

Mark Younger, Auctioneer - (660) 541-1977

WWW.YOUNGERAUCTION.COM

MISSOURI LAND AUCTION

Featuring 520 Acres ± of Nodaway County Pasture Land and Row Crop

Offered in 4 Tracts • Property Located near Sheridan, MO

Tractor, Hay Equipment and 300+ Bales of Hay to be Auctioned Tuesday, March 26 - DETAILS ON BACK!

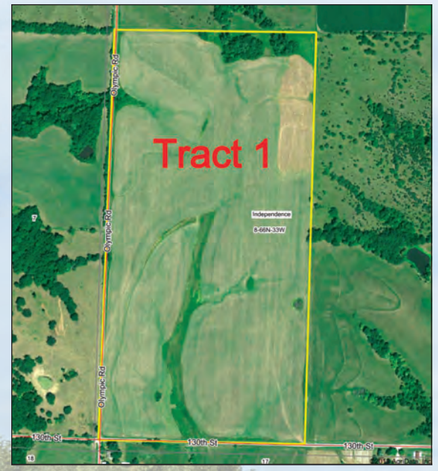
Todd & Janie Thacker, Owners

Thursday, April 11, 2019 - 10:30 a.m.

Auction to be held at

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

WWW.YOUNGERAUCTION.COM



Tract 1 - 80 Acres ±

Located West of Sheridan, MO, approx. 2 miles on State Hwy. 246 to Orion Rd. then North on gravel 1 mi. to 130th Rd, then West 1 mi. to 130th and Olympic Rd. Property lies on North side. Features 80 acres ± of gently rolling farm land with 74.4 tillable acres according to FSA records. Farm is in an annual fertilization program. At present is seeded in brome grass and limed in 2017. Access to rural water. Some excellent border fences on East and North property line. Soils include Sharpsburg Silty Clay Loam, Shelby Clay Loam, Lamoni Clay Loam and Lagonda Silty Clay Loam. **Taxes:** $232.85.

Tract 2 - 80 Acres ±

Located 2 miles West of Sheridan on Hwy. 246 on North side of blacktop. Features 80 acres ± of gently rolling farm land with 70.9 acres tillable according to FSA records. All is improved pasture including orchard grass, brome, timothy and some fescue, and is on an annual fertilization program. Limed in 2018. **WATER:** 2 ponds and access to rural water. Excellent home site location bordering State Hwy. 246 with long-range country views. **FENCES:** Excellent 5 barbed wire fences, cattle tight. **Taxes:** $270.00

Thacker Tract 1 Soils Map

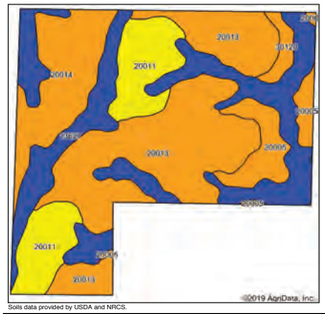
State: **Missouri**
County: **Nodaway**
Location: **8-66N-33W**
Township: **Independence**
Acres: **80**
Date: **3/4/2019**

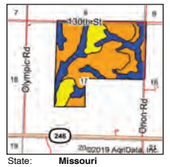
Soils data provided by USDA and NRCS.

Area Symbol: MO147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	*n NCCPI Soybeans
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	33.56	42.0%		IIe			77
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	15.70	19.6%		IIIe	7	8	54
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	13.79	17.2%		IIIe			53
20005	Lamoni clay loam, 5 to 9 percent slopes	9.27	11.6%		IIIe	7	8	55
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	5.86	7.3%		IIIe			56
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	1.82	2.3%		IIIe			63
				Weighted Average		2.2	2.5	*n 63.9

Thacker Tract 3 Soils Map





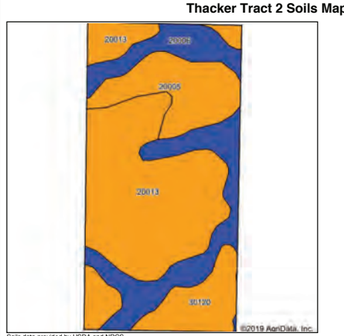
State: **Missouri**
County: **Nodaway**
Location: **17-66N-33W**
Township: **Independence**
Acres: **280**
Date: **3/4/2019**

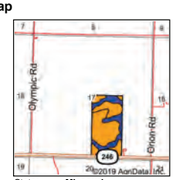
Soils data provided by USDA and NRCS.

Area Symbol: MO147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	*n NCCPI Soybeans
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	100.58	35.9%		IIIe			63
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	55.13	19.7%		IIe			77
20011	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	40.34	14.4%		IVe			49
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	36.78	13.1%		IIIe			53
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	22.27	8.0%		IIw			65
20005	Lamoni clay loam, 5 to 9 percent slopes	20.07	7.2%		IIIe	7	8	55
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	4.83	1.7%		IIIe	7	8	54
				Weighted Average		0.6	0.7	*n 61.9

Thacker Tract 2 Soils Map





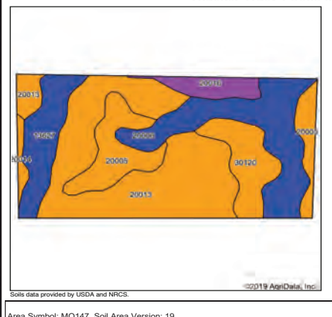
State: **Missouri**
County: **Nodaway**
Location: **17-66N-33W**
Township: **Independence**
Acres: **80**
Date: **3/4/2019**

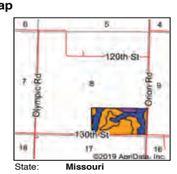
Soils data provided by USDA and NRCS.

Area Symbol: MO147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	*n NCCPI Soybeans
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	39.43	49.3%		IIIe			63
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	20.23	25.3%		IIe			77
20005	Lamoni clay loam, 5 to 9 percent slopes	12.29	15.4%		IIIe	7	8	55
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	8.05	10.1%		IIIe	7	8	54
				Weighted Average		1.8	2	*n 64.4

Thacker Tract 4 Soils Map





State: **Missouri**
County: **Nodaway**
Location: **8-66N-33W**
Township: **Independence**
Acres: **80**
Date: **3/4/2019**

Soils data provided by USDA and NRCS.

Area Symbol: MO147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	*n NCCPI Soybeans
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	32.16	40.2%		IIIe			63
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	16.26	20.3%		IIe			77
20005	Lamoni clay loam, 5 to 9 percent slopes	11.26	14.1%		IIIe	7	8	55
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	8.05	10.1%		IIw			65
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	7.47	9.3%		IIIe	7	8	54
20016	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	3.70	4.6%		VIe			48
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.10	1.4%		IIIe			53
				Weighted Average		1.6	1.9	*n 63.2

Tract 3 - 280 Acres ± with Older Home

This farm is located just South and East of Tract 1 on South side of 130th gravel road and features 280 acres ± with 229.79 tillable acres according to FSA records. Farm is all in grass with 150 acres of good brome and 26 acres of warm season grasses, with remainder in improved pasture including clover, orchard and some fescue. There is also some open timber and draws with excellent hunting. **WATER:** 2 ponds and access to rural water bordering property. **FENCES:** Excellent 5 barbed wire fences, many updated recently. Property also features older 2-bedroom home with full bath, living room, kitchen and unfinished basement. New furnace in 2017 -- propane heat with 1000 gal. tank. Rural water and well for livestock and gardening purposes. Other improvements included on property include one unattached garage/shed, one older barn and 3 grain bins -- 1 - 3000 bu. and 2 - 2500 bu. **Taxes:** $999.96

Tract 4 - 80 Acres ±

Located just North of Tract 3 on 130th and Orion Rd, this property features 80 acres ± with 63.29 tillable acres according to FSA office, all in productive pasture with 43 acres in brome, orchard grass and balance in clover, timothy and some fescue. Farm has maintained a regular fertilization program throughout the years and was limed in 2018. This is a good, gently rolling ridge-top farm with the balance in open timber with excellent hunting for deer and turkey.

WATER: 1 large pond for livestock watering, built in 1990 with 2 frost-free cattle waterers and access to rural water bordering property. **FENCES:** Good to excellent 5 barbed wire fences.

See Website for More Pictures and Additional Details!

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 of farm land will be given for spring planting upon signing of contract on auction day.** Possession of home will be given in 90 days from date of auction. 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.

Auctioneer's Note: If looking for a turn-key operation, with excellent land stewardship, these grass or combination row-crop farms seldom come up for sale by auction. The Thackers have commissioned Younger Auction Company to offer these four tracts individually. They will not be offered together. Owners are very sincere in selling. For complete soil information and FSA records, go to YoungerAuction.com. Machinery auction scheduled for March 26 will feature late model equipment and hay and will be held on Tract 3 location. If we can be of any assistance, please don't hesitate to call. See you auction day. ***– Mark***