

Missouri Land Auction

Featuring 520 Acres ± of Nodaway County Pasture Land and Row Crop
— To be Offered in 4 Tracts —

Thursday, April 11, 2019 - 10:32 am

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

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

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.

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**

Todd & Janie Thacker, Owners