

Absolute Clay Co., Missouri, Land Auction

Featuring 75 Acres ± Offered in 2 Tracts

Tracts Will Also be Offered Together as a Package

Thursday, December 16, 2021 - 10:31 am

Auction Location to be Determined - Check Website for Updates

FARM LOCATION: From Kearney, MO, at intersection of Hwy. 92 and Hwy. 33, go North on Jefferson Street through town to Boude St., turn right by Dollar General Store one block to Grove/Hall St., then left 1.5 miles on Blacktop. Farm is on West side of road. Watch for signs.

Brief Legal: All of the West Half of the Northeast Quarter of Section Twenty Three (23), Township Fifty Three (53), Range Thirty One (31), containing 80 acres, more or less. Also, all that part of the Northeast Quarter of the Northwest Quarter of Section Twenty Three (23), Township Fifty Three (53), Range Thirty One (31), which lies east of the west bank of the Muddy Fork of Clear Creek, containing 3 acres more or less in Clay County, Missouri. True legal to govern.

Tract 1 - 42 Acres ± of Muddy Fork Creek Bottom

This tract includes 35.02 Acres ± in Row Crop Production, according to FSA records. Farm is in Soybean production this season, with the balance in timber with some walnut trees. Excellent hunting. **SOIL TYPES:** Nodaway Silt Loam, Wilota Silt Loam (2% slope), Bremer Silt Loam (0-2% slope). **NOTE:** New owners will receive full position of next year's cropland with immediate access for late season tillage if so desired, upon receipt of down payment on auction day.

Tract 2 - 32 Acres ± of Muddy Fork Creek Bottom

Located just north of Tract 1, divided by Muddy Creek Fork. Access to Tract 2 from Tract 1 - back on Hall Rd. 1/4 mi. to Bishop, then North on Bishop, 3/4 of mi. on East side of road. Watch for signs. This tract has 9.34 Acres ± of Cropland according to FSA Records, with 6.97 in Soybean production this season. Balance is in grass and open timber. Excellent hunting with many mature trees. Excellent location for hunting cabin, minutes from Kearney, MO. **SOIL TYPES:** Nodaway Silt Loam, Wilota Silt Loam (0-2% slope), Sharpsburg Silt Loam (5-9% slope), and Armister (9-14% slope).

TAXES: \$15.12 per acre average, total of \$433.52.

AUCTIONEER'S NOTE: If looking to broaden your portfolio or expand your farming operation, here is a nice small piece of real estate with many opportunities, whether for row crop, sod farm or recreational. This is it! Make financial arrangements now, for property sells to the highest responsible bidder. **NOTE:** Tracts will be offered separately, then offered together as a package with a bid increase. See you sale day! — *Mark*

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 when full possession will be given. Closing at the office of Thomson Affinity Title, LLC, Liberty, Missouri. 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.

Mary Williams, Owner