

LIVE & ONLINE BIDDING FARMLAND AUCTION

PUTNAM COUNTY, MISSOURI

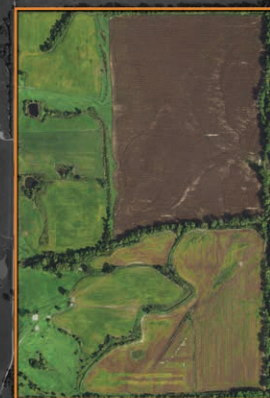
239.5 AC±

NOVEMBER

29

10:00 AM

Putnam County 4-H Building
615 N 22nd Street
Unionville, MO 63565



Sec 22-65N-20W
**LOCATED 8 MILES
SOUTHWEST FROM
UNIONVILLE, MISSOURI**

Seller:
Foxtail Farms



KATHY LOEW

Lake Homes and Land Sales
Keller Williams Platinum Partners
Broker - Salesperson

515.391.1677



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER

Auctioneers

515.996.5263

**MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM**

Whitaker Marketing Group is a licensed real estate brokerage and auction company providing land auctions, equipment auctions, appraisals, and online auctions. We Specialize in Farmland and Fundraising. Licensed in Iowa • David Whitaker License # B61078000 Firm # F06262000 • 101 US 69, Huxley, Iowa 50124

TERMS AND CONDITIONS

Putnam County Missouri Farmland For Sale

Whitaker Marketing Group and Lake Homes & Land Sales-Keller Williams Platinum Partners are honored to present this 239.5+/-acre tract of farmland for sale in Missouri, located in Putnam County.

The location, topography, and land diversification offer opportunities for multiple types of Buyers. With a wide variety of attributes including, but not limited to, well-maintained tillable crop ground, pasture/hayfield, CRP, and timber. The farm consists of 239.5 acres m/l with 154 tillable acres m/l carrying a NCCPI value of 59. Currently, 42. Acres m/l are enrolled in CP23 expiring in 2032 with an annual payment of \$5, 832. The remaining balance of the property includes pasture/hay ground and timber. Three ponds, and heavy timbered draws provide ample cover for turkeys and trophy whitetail deer. The farm is currently leased for the 2023 crop year. The property is composed of one tract of land totaling 239.5 acres, more or less, in Sec 22-65N-20W.

Highlights:

- Great Farmability
- Great Location

LOT DETAILS

Location of Land: Located 8 miles Southwest from Unionville, MO

Directions to the farm: From Unionville, MO head West on Main St/US Hwy 136 W toward N 23rd St and drive 4.5 miles. Turn left (South) onto State Hwy H and drive for 3 miles. Follow the road to the right and continue for another 1.6 miles. Turn left onto Foxtail Trail and continue for 0.8 miles and the farmland will be located on the left (East) side of the road.

Location of Auction:

Putnam County 4-H Building
615 N 22nd Street
Unionville, MO 63565

Date of Auction:

Wednesday, November 29th, 2023 at 10 AM CST

Legal Description: Sec 22-65N-20W
(Parcel ID's 190522002)

Selling Multiplier: 239.5

Taxable Acres: 239.5

NCCPI: 59

Zoning: A-1 Ag

Farm Tenancy: The farm is currently rented for the 2023 crop season.

FSA Number: #2460

FSA Tract Number: #461

FSA Farmland Acres: 237.49+/-

FSA Cropland Acres: 197.33+/-

HEL & WETLANDS: HEL

Total Base Acres: 154.95

Oat Base: 8.90 **PLC Yield:** 37

Corn Base: 70.30 **PLC Yield:** 100

Bean Base: 75.75 **PLC Yield:** 35

CRP Reduction Acres: 12.55

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 1 tract(s) of land.

Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be prorated to the day of closing.

AUCTION INFORMATION

Auction Time & Location:

WEDNESDAY
NOVEMBER 29, 10AM

Putnam County 4-H Building
615 N 22nd Street • Unionville, Missouri 63565

239.5 AC± OFFERED AS
1 TRACT

Contract and Title: Immediately upon the conclusion of the bidding, the high bidder(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of Hart Abstract and Title. The Seller will provide a clear title at their expense. The seller reserves the right to reject any and all bids.

Earnest Payment: Earnest money in the amount of ten (10%) percent of the contract price shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Trust Account of Hart Abstract and Title (2308 Main St., Unionville, MO 63565).

Closing: The sale closing is on January 12, 2024, or such other date agreed to by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing. Closing will be done by Hart Abstract and Title. All closing costs will be split 50/50, including title search and commitment. Closing costs are based on sold price.

Possession: Possession will be granted at closing, or such other date agreed to by both parties, subject to the current farm lease.

Agency: Whitaker Marketing Group & Lake Homes & Land Sales- Keller Williams Platinum Partners stipulates that they represent the seller in this transaction. Lake Home & Land Sales- Keller Williams Platinum Partners is the real estate broker in this transaction (Licensed in MO; Broker- Salesperson #2017042790). Whitaker Marketing Group acts as the Auctioneer and Auction Company. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. Seller reserves the right to reject any and all bids. Any announcements made auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

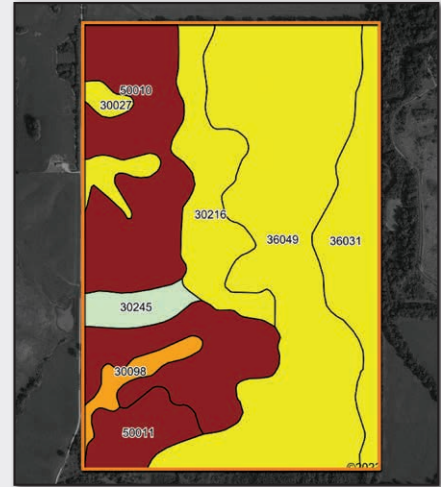
Online Bidding: Please visit our website to register for online bidding. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Whitaker Marketing Group reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Whitaker Marketing Group shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Whitaker Marketing Group.

Seller(s): Foxtail Farms

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Missouri
County: Putnam
Location: 22-65N-20W
Acres: ±239.12



Total CRP Acres: 42.38 - Total \$5,832 Annually

Contract #	Acres	\$/ AC	Annual Payment	Start Date	End Date	Years Left
11445	42.38	\$137.62	\$5.832	10/01/2022	9/30/2032	9

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	NCCPI
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	92.56	38.7		IIIw	56
50010	Winnegan loam, 14 to 20 percent slopes, eroded	66.31	27.7		VIe	58
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	26.72	11.2		IIIw	57
30216	Vigar silt loam, 2 to 9 percent slopes, rarely flooded	24.01	10.0		IIIe	93
50011	Winnegan loam, 20 to 35 percent slopes	11.11	4.6		VIe	19
30245	Vigar-Zook-Nodaway complex, 2 to 5 percent slopes	6.71	2.8		IIw	64
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	6.29	2.6		IIIe	60
30098	Keswick loam, 5 to 14 percent slopes, eroded	5.41	2.3		IVe	55
Weighted Average						59

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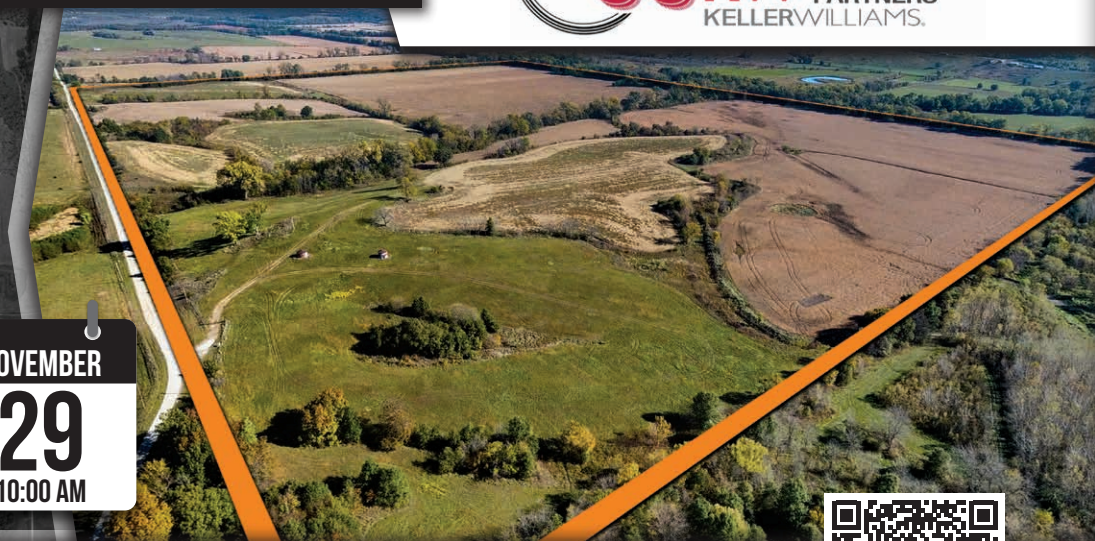
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kw PLATINUM
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