

# FARM LAND AUCTION

## THURSDAY, APRIL 13 - 10 AM

### 78 ACRES M/L - HWY 5 FRONTAGE - MARCELINE, MO

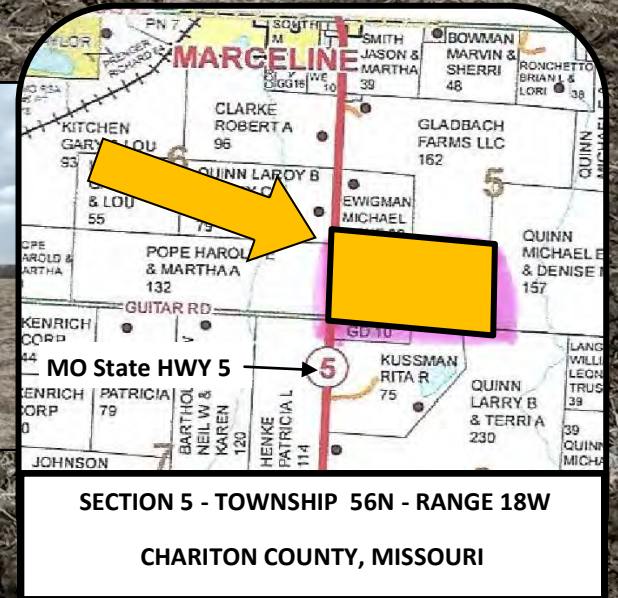
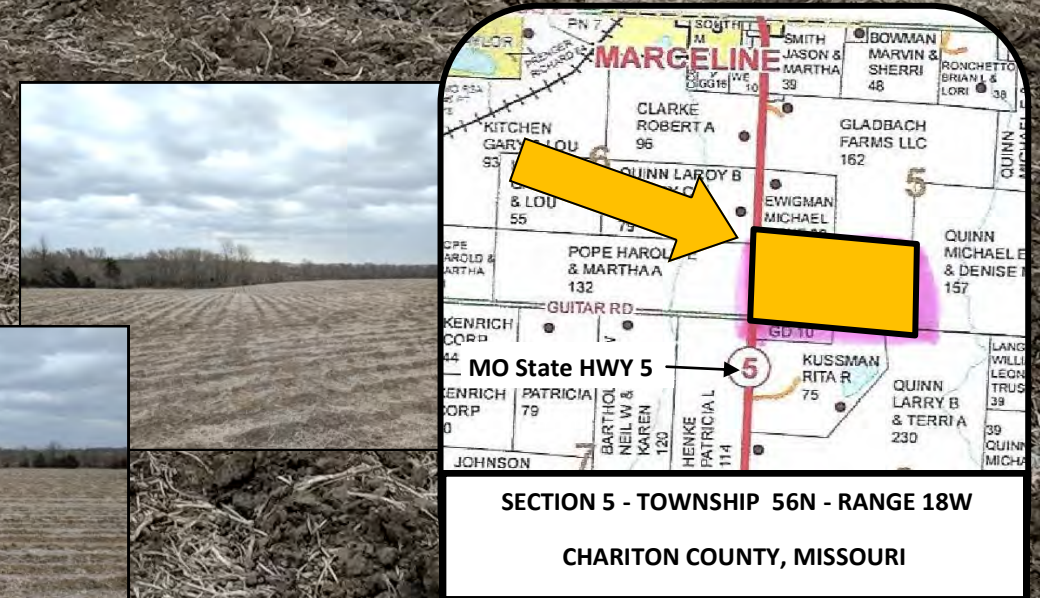
### TO BE HELD AT WALSWORTH COMMUNITY CENTER

### 124 E. RITCHIE AVE, MARCELINE, MO

### HIGHLY PRODUCTIVE FARMLAND - BUILDING SITE - HUNTING

This gently rolling, highly tillable 78 acres (+/-) is located in Section 5, Township 56N, Range 18W of Chariton County, MO just south of Marceline, MO on MO State Hwy 5. The farm is comprised mainly of Armstrong Soils proven in the area to gain excellent yields. The farm currently provides 53 acres of tillable land with additional tillable acreage to be gained if one was to clear the wooded draws and overgrowth currently utilized for excellent hunting. The farm is currently cash rented for the year of 2017 at \$125.00 an acre on 53 acres tillable (\$6,625.00 total) with the owner retaining the 2017 hunting rights.

With highway frontage and scenic views to the east this is a perfect site for one to build their dream home while increasing their cropland portfolio with a productive farm close to the amenities of town.



SOILS MAP ON REVERSE

**Terms and Conditions:** 10% down due day of auction, payable to Monarch Title in Brookfield, MO, upon entry into a Contract for the Sale of Real Estate. Balance due in the form of certified funds at closing on or before the 15<sup>th</sup> day of May, 2017. Property sells on an "as-is, where-is" basis with no warranties, expressed or implied, made by the Seller, Iman Realty or Auction Company except as to title. Seller is to provide title insurance in the amount of the purchase price. Buyer is responsible for 2017 Real Estate taxes in full.

Seller to credit Buyer the spring cash rent payment at closing in the amount of \$3,312.50. The current 2017 Rent Lease Agreement with Jackson Farms to be assigned to the new owner at closing and new owner to receive the fall payment of \$3,312.50 directly from said tenant in the fall of 2017. New owner will retain the 2017 hunting rights.

## CHRIS KRIBBS (SELLER)



**CENTRAL STATES**  
BROKERS & AUCTIONEERS



IN CONJUNCTION  
WITH

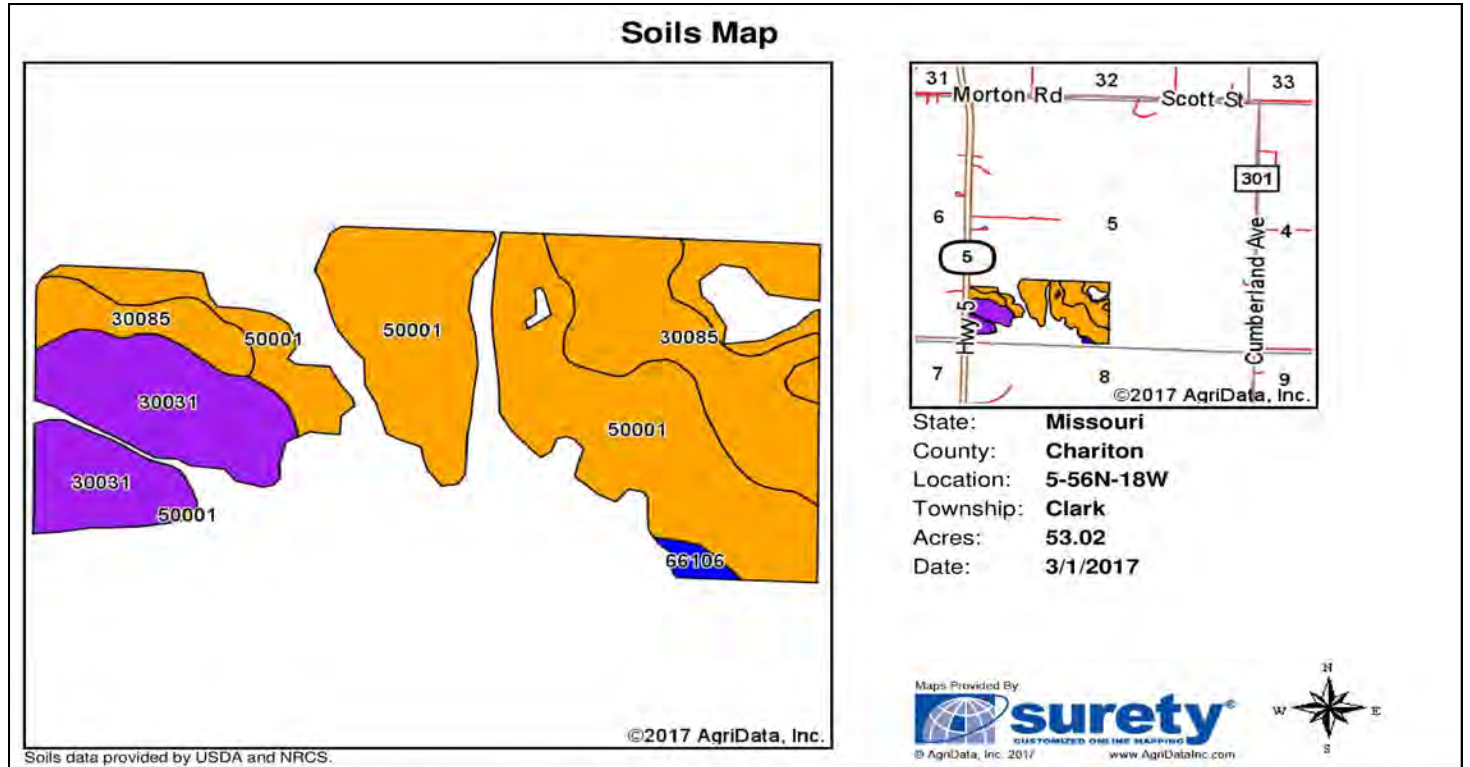
**AUCTIONEERS:**  
SCOTT MARTIN: 660-621-2943  
WALLY IMAN: 660-281-0559

**IMAN REALTY:**  
LOREN NIEMEIER: 660-376-4777  
BRUCE SHOEMAKER: 660-973-2650

# BrokersAndAuctioneers.com 800-499-6774



**78 ACRES (+/-) LAND AUCTION - THURSDAY, APRIL 13 AT 10 AM - SECTION 5, TOWNSHIP 56N RANGE 18W  
CHARITON COUNTY, MISSOURI (JUST SOUTH OF MARCELINE, MO ON MO STATE HWY 5)**



Area Symbol: MO041, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	Soybeans	Winter wheat	Grain sorghum	
50001	Armstrong loam, 5 to 9 percent slopes, eroded	28.56	53.9%		Ille	5		7	8	8	5	8	7	2	2	
30085	Grundy silt loam, 2 to 5 percent slopes	12.30	23.2%		Illw											
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	11.59	21.9%		Vie			7	8	8	5	8	7			
66106	Speed silt loam, 0 to 2 percent slopes, occasionally flooded	0.57	1.1%		llw					9		8	7			
<b>Weighted Average</b>							<b>2.7</b>	<b>5.4</b>	<b>6.1</b>	<b>6.2</b>	<b>3.8</b>	<b>6.1</b>	<b>5.4</b>	<b>1.1</b>	<b>1.1</b>	<b>2.1</b>

**CENTRAL STATES**  
**BROKERS & AUCTIONEERS**

6096 WEST HWY 24  
 HUNTSVILLE, MO 65259  
 800-499-6774  
 BROKERSANDAUCTIONEERS.COM