

CALLAWAY COUNTY LAND AUCTION

TUESDAY, MARCH 29, 2016 - 10 AM

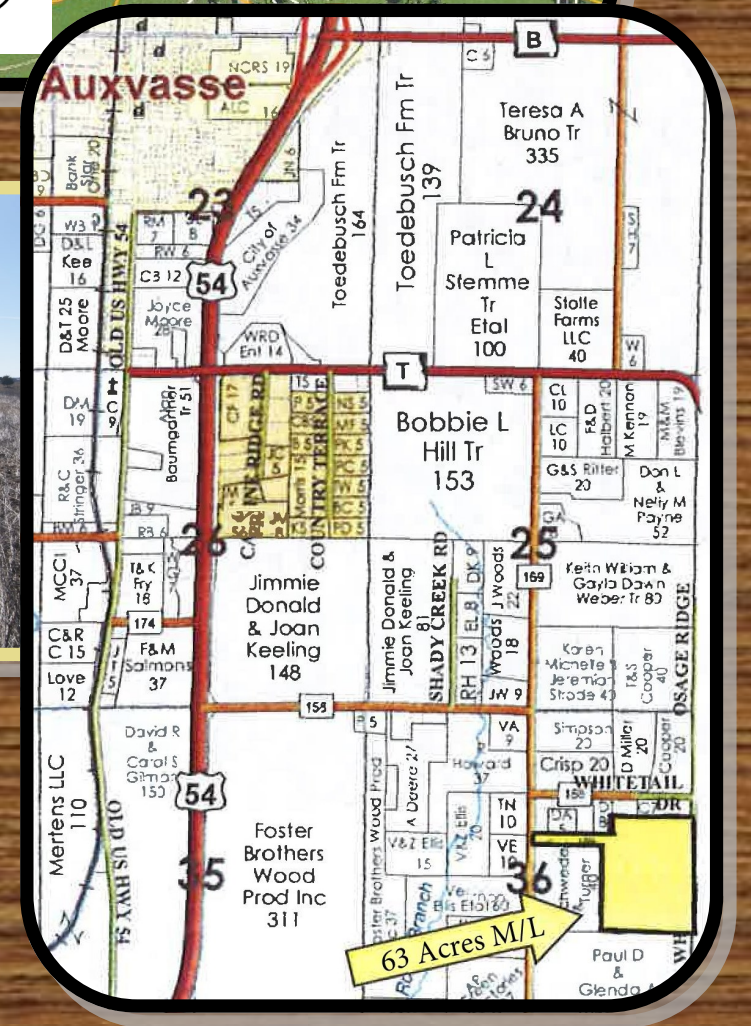
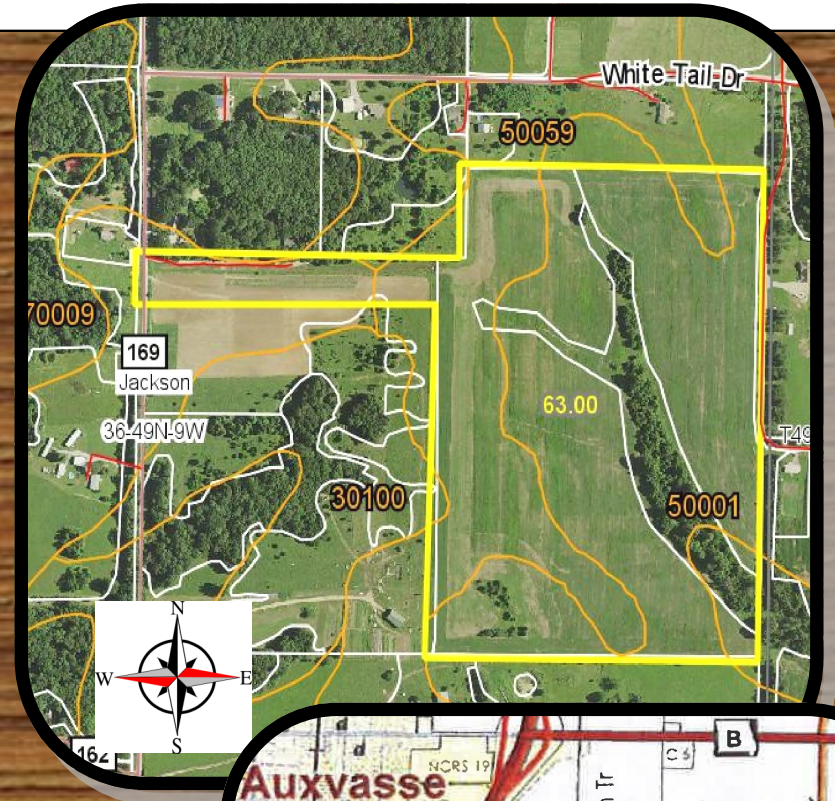
**63 ACRES M/L - AUXVASSE, MO
TO BE HELD ON-SITE**

DIRECTIONS TO PROPERTY: US HWY 54 to State HWY T (eastbound); Continue east on Hwy T and turn right onto County Road 169 (southbound); South on CR 169 to NW corner of property (look for signs). **TO GET TO THE EAST SIDE OF PROPERTY:** From CR 169 turn left onto CR 168/ White Tail Drive and follow east to the intersection, turn right to continue on White Tail Drive (southbound), look for signs.

REAL ESTATE: LOCATED IN SECTION 36, TOWNSHIP 49N, RANGE 9W OF CALLAWAY COUNTY, MISSOURI.

Selling at this auction will be 63 acres, m/l, located just southeast of Auxvasse, MO. This gently rolling, fertile tract of land is comprised mainly of Armstrong and Mexico Soils both of which have proven to gain excellent yields. The current tenant is farming 51 of the 63 acres (81% tillable) and is willing to continue cash renting the property or allow the new owner possession upon closing.

The farm gains access by way of County Road 169 from the northwest corner as well as frontage along White Tail Drive to the east. This is an excellent opportunity to increase your farmland portfolio, gain a recreational piece of land or a location to build your dream home. Contact Noel Schafer at 573-721-3826 for a personal preview of the property.



SOILS MAP ON REVERSE →

TERMS & CONDITIONS: 10 % down, earnest money, due day of auction upon entry into Real Estate contract. Balance due and possession given at closing on or before the 13th day of May, 2016. Real Estate taxes for 2016 to be prorated to date of closing. Seller to provide title insurance in the amount of the contract sales price. Property is being sold on an "as-is, where-is" basis with no warranties being made by the seller or auction company except as to title. Property sells subject to seller confirmation. Owner and auction company not responsible for accidents, theft or injury. Property sells subject to the seller granting an easement for ingress and egress from the north west corner of the property line (at County Road 169) thence approximately 750' east along the north boundary line. Announcements made day of sale take precedence over printed matter.



PAUL A. DUBBERT, TRUST (SELLER)

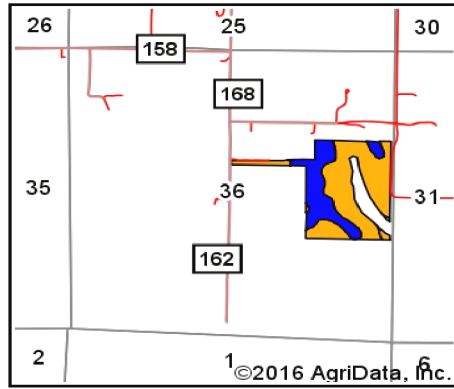
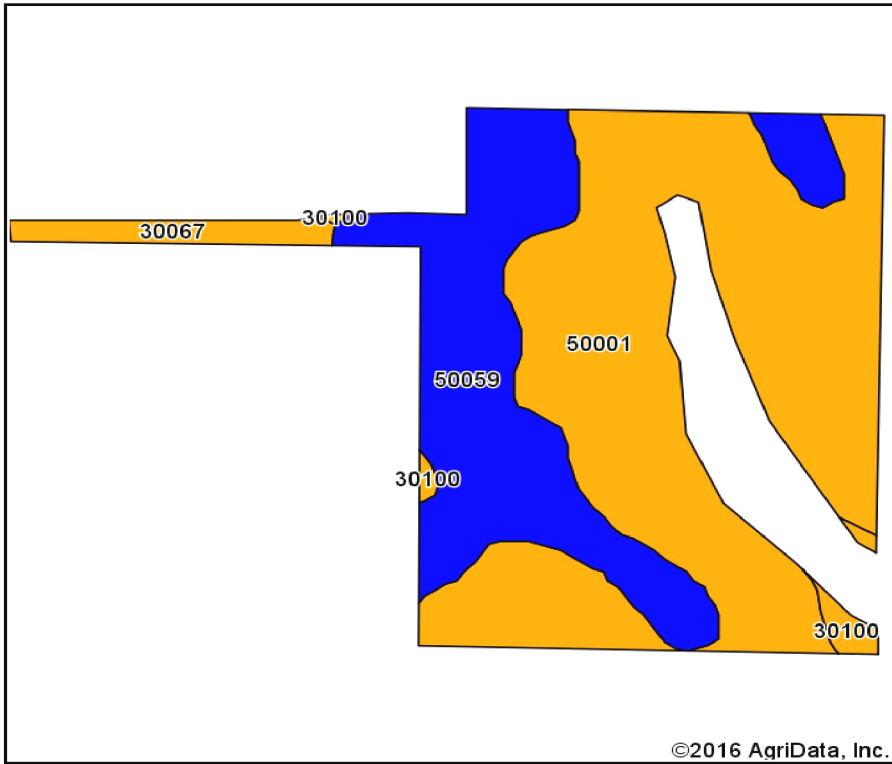
AUCTIONEERS:

WALLY IMAN & SCOTT MARTIN

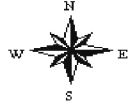
AGENT: NOEL SCHAFER

LandAndAuction.net | 800-499-6774

Soils Map



State: **Missouri**
 County: **Callaway**
 Location: **36-49N-9W**
 Township: **Jackson**
 Acres: **51**



Soils data provided by USDA and NRCS.

Area Symbol: MO027, Soil Area Version: 16

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	32.48	63.7%		Ille	5	7	8	8	5	8	7	2	2	4
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	15.98	31.3%		Ile		8	2	10		7	8			
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	1.73	3.4%		Ille		7	8	8	5	8	7			
30100	Keswick loam, 5 to 9 percent slopes, eroded	0.81	1.6%		Ille		7	8	8	5	8	7			
Weighted Average						3.2	7.3	6.1	8.6	3.4	7.7	7.3	1.3	1.3	2.5



1008 W. HWY 24
 MOBERLY, MO 65270
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 LANDANDAUCION.NET

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