

2-Day Estate Auction

Online Bidding Available Both Days

Saturday, Nov. 13 - 10 am

Auction location: Younger Auction Gallery, 312 E. South Hills Dr., Maryville, MO
Coins, Railroad Collectibles & Memorabilia including Wabash Line and Rock Island, Primitives, Collectible Milk Bottles & Carriers, Standard Oil Company Bottles and 5 Gallon Cans, Chauffeur Badges, Modern & Antique Furniture, Chest Deep Freeze and General Household Items



Sunday, Nov. 14 - 11 am

Auction Held OnSite at 27786 275th St., Maryville, MO

Allis Chalmers WD, D-15 and B Tractors, Farmall Super MTA, 706 and 340 Tractors, Flatbed Trailers, Enclosed Trailers, Fuel Trailers, Livestock Equipment, Numerous Shop Tools and More



Jim Boyles Estate

Absolute Clay Co., Missouri, LAND AUCTION

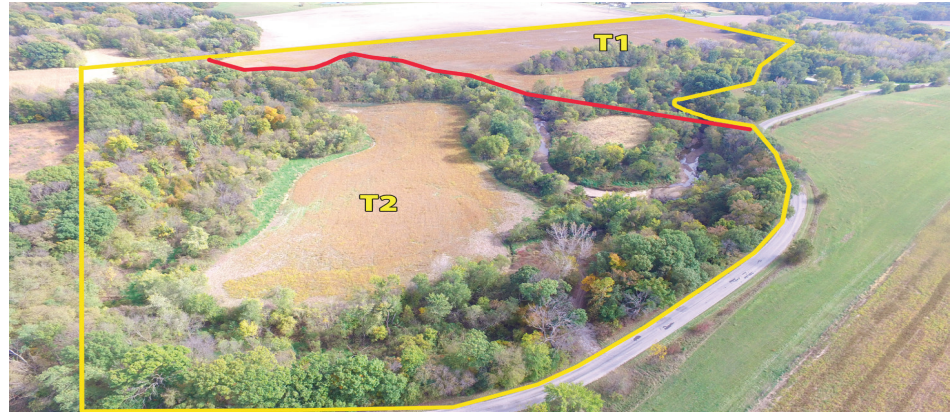
Featuring 75 Acres ± Offered in 2 Tracts

Tracts Will Also be Offered Together as a Package

Thursday, Dec. 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.



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.

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

Nodaway County, Missouri LAND AUCTION

321 Acres +/-, Offered in 2 Tracts

Excellent Hunting, Potential income or Home Site

Thursday, November 18 • 10:35 am

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

LEGAL DESCRIPTION: Southeast Quarter of Section Twenty-four (24), Township Sixty-six (66), Range Thirty-four (34), AND the North Half of the Northeast Quarter and the North Half of the Northwest Quarter of Section Thirty (30), Township Sixty-six (66), Range Thirty-three (33), Nodaway County, Missouri.

Tract 1 - 160 Acres +/- of CRP and Timber Land w/ Open Pasture, located West of Sheridan, MO, on State Hwy. 246, 4.5 miles to Blacktop E, then South 1 mi. to 150th Street, then East on gravel approximately 3/4 mile, land on North side of road. This tract has 134.8 acres in Cropland according to the FSA office, which is all in CRP. Annual payments are \$18,756 with an ending date of 09/30/2023. Excellent hunting, deer, quail and pheasant. Balance of farm is in open timber with 2 small ponds. **SOIL TYPES:** Shelby Clay Loam, 5-9% slope; Shelby Clay Loam, 9-14% slope; Sharpsburg Silty Clay Loam, 2-5% slope; and Colo Silty Clay Loam, 0-5% slope. **TAXES:** \$545.24.

Tract 2 - 161 Acres +/- Located at the Southeast Corner of Tract 1, this tract includes Rolling Pasture Land and Open Timber with some Open Hay Ground for Livestock and approx. 3 ponds for livestock watering and some older diversion terraces. There are some older structures in disrepair. According to the FSA office, there are 119.06 acres in Cropland, which has been in mixed pasture grasses for livestock and hay production since

approx. 2008 or before. There are 12.86 Acres in a hay field with clover and mixed pasture grasses. **SOIL TYPES:** Shelby Clay Loam, 9-14% slope; Sharpsburg Silty Clay Loam, 2-5% slope; Shelby Loam, 5-9% slope; Colo Silty Clay Loam, 0-5% slope; and Lagonda Silty Clay Loam, 5-9% slope. **TAXES:** \$543.39

TERMS: 10% down payment 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 45 days with closing at the office of David Baird, Attorney at Law, Maryville, MO. **NOTE: Sale is subject to approval of the Probate Division of the Nodaway County Circuit Court.** 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 excellent hunting location in Northwest Missouri, with an abundance of wildlife, this is it. Or if looking to expand your livestock pasture or for a potential home site location close to Sheridan and Maryville, don't miss this opportunity, for property may sell in your price range. See you sale day. — **Mark**

Harold Richard Rush Estate

Mary A. Martinez, Personal Representative

Absolute Gentry County Land Auction

690 Acres +/- Offered in 3 Tracts

522.63 Cropland Acres, Working Rock Quarry, Rental Home and Home Sites

Tuesday, November 30, 2021 10:01 am

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

Property Location: Approximately 3 1/2 Miles South of Stanberry, MO on State Hwy 169, East Side of Road. Brief Legal: S 21, 28; Twp 61-62 N, R 32 W

Tract 1 - 163 Acres +/- of Gently Rolling Pasture Ground. approx. 5 Ponds, Good to Excellent Fences, 1 Older Barn for Livestock Shelter, Excellent Home Site with Access to Rural Water. This farm carries 148 Acres of Cropland According to FSA Records, which would be put in Row Crop Production with Minimal Upbringing. **Taxes:** \$553.68/year

Tract 2 - 382 Acres +/- of Farmland Located just South of Tract 1 with approx. 296.37 Cropland Acres, mostly Tiled and Terraced. At present there is approx. 212.8 in Corn and Soybean Production in 2021, with some Winter Wheat wowed back for Harvest in 2022 Season, Exact Acres will be Determined from Tenant. **Note:** New Owner(s) will Reimburse 2021 Tenant for Seed, Input and Cost at Day of Closing. There is 54.35 Acres in Grass for Hay and Livestock Grazing with the balance in Draws and Open Timber, Excellent Hunting. **Water:** 1 Large Lake and 2 Small Ponds, Access to Rural Water. **Improvements:** 1 Upgraded Barn with New Steel Siding and Roof, and 1 Older Wooden Barn for Livestock Shelter or Load-out Area. **Taxes:** \$1,141.12

Tract 3 - 145 Acres +/- Located just South of Tract 1 & 2, with 78.24 of Cropland, which at present has approx. 35.3 Acres in Corn Production with 42.9 Acres in Grass. **Water:** 1 Pond, Rural Water. **Taxes:** \$980.77

Rental Home: Older 2 Story Home Updated in Past 5 Years. Featuring 3 Bedroom, 2 Full Baths, Nice Kitchen, Dishwasher, Main Floor Laundry Room and a Bonus Room for Office or Bedroom. Attached Single Car Garage with Opener and 1 - Detached 30'x50' Open Sided Machine Shed for Smaller Implements or Carport Area. Long Range Country Views. All 3 Tracts bordering State Hwy 169 for easy access. Call for Home Rental Information.

Improvements: Approximately a 40'x60' Livestock Machinery Storage and Loading Shed by Morton. 2 - Sliding Entry Doors, 12 ft. Some Livestock Richie Waterers, 1 - Older Style 2300 bu Grain Bin w/ drying Floor. 1 - Older Style 30'x40' Metal Shed with Side Entry Door and 1 Large 14'x 12' Sliding Entry Door to the North, Plumbed with Electricity, some Concrete. Some Cross Fencing for Livestock Rotation.

Rock Quarry: There is a Working Rock Quarry which is leased to Norris Quarries, LLC with Transferable Lease to new owners at the time of closing. For complete information on Lease Agreement, contact Younger Auction Company at 660-541-1977, ask for Mark.

TERMS: 10% Down 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. **Visit website for full terms and soil type information.**

Patsy L Lawson Revocable Trust



Mark Younger, Auctioneer

660-541-1977

Email: yac@youngerauction.com

For complete listings and more pictures visit our website

WWW.YOUNGERAUCTION.COM