

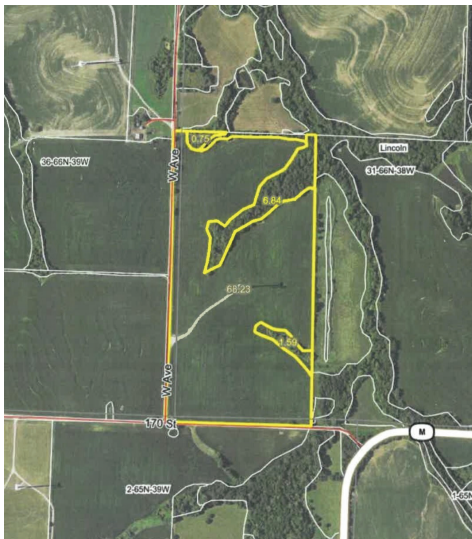
ABSOLUTE PUBLIC LAND AUCTION

Tuesday, January 21, 2025 • 11 a.m.

Velma Houts Fair Building • 201 US Hwy. 136, Rock Port, MO

561.42 Acres M/L • Atchison County, Missouri, Land, sold in 2 Tracts

Sellers: Anna Belle Johnson Trust & Wendell Leroy Johnson Estate



TRACT I: SECTION 31

Legal: All of the West Half of the Southwest Quarter of Section Thirty-one (31), Township Sixty-six North (66N) of Range Thirty-nine West (39W) of the 5th P.M., Atchison County, Missouri, Lincoln East Township

DCP Farmland: 78.28 M/L Acres of Atchison Co. MO

Cropland per FSA: 65.43 acres M/L

Wind Turbine: 1 with Lease (ask to see lease)

Located: 4 Miles South & 3 Miles East of Westboro MO, on 170th Street

Taxes: \$311.61 for taxable acres 76.7 taxable acres M/L

2024 taxes shall be paid by seller, and 2025 taxes will be prorated at closing

Full 2025 possession upon closing.

DISCLAIMER:

Announcements made by the auctioneer at the time of sale will take precedence over any and all previously printed material, or any oral statements made. All information in this sale bill and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The farm is being sold in its current condition and no warranty or representation, either expressed or implied concerning the property, is being made by the sellers or the auction company. Each potential bidder is responsible for conducting his or her own due diligence, inspections, investigations, and inquiries regarding the farm. The information is believed to be accurate but is subject to the verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this Sale bill are approximate and based upon aerial photographs and information provided by the county assessor and FSA. The conduct of the auctions and increments of bidding are at the direction and discretion of the auctioneer.



TRACT II: SECTIONS 11 & 14

Legal: Southwest Quarter (SW1/4) of Section Eleven (11), Township Sixty-six North (66N) of Range Thirty-nine West (39W) of the 5th P.M., Atchison County, Missouri.

North Half of Section Fourteen (14), Township Sixty-six North (66N) of Range Thirty-nine West (39W) of the 5th P.M., Atchison County, Missouri, Lincoln East Township

DCP Farmland: 161.89 Acres (Section 11) & 321.25 Acres (Section 14) Total of 483.14 Acres

Cropland per FSA: 157.91 acres (Section 11) 299.12 acres (Section 14) Total of 457.03 Acres

Wind Turbine: 2 with Lease (ask to see lease) Section 14

Bin: 1 bin total of 8400 bushels of storage w/ aeration floor & newer aeration fan & newer 8" unloading Auger (Section 14) 2 bins total of 10,000 bushels of Storage (Section 11)

The house is an older 1 story home, last updated in the 60's. 2-bedroom 1 bath w/ forced air propane furnace / central AC (non-functional), detached 2 car garage w/concrete floor, 45x75' shop built in early 70's. Selling in current conditions, no repairs will be made by sellers

Located: 1 miles East of Westboro MO, on County Rd. C

Taxes: Section 11 \$833.70 for taxable acres 152.7 / Section 14 \$2726.88 for taxable acres 317.8.

2024 taxes shall be paid by the seller, and 2025 taxes will be prorated at closing.

Full 2025 possession upon closing.

Total taxable acres for both Tracts = 547.20 acres M/L

METHOD OF SALE:

Each tract will be sold separately and shall not be combined with the other tract. Farms shall be sold taxable acres X bid and sign a cash, non-contingent contract at conclusion of auction and on the day of auction. 10% down day of auction.

Bidding shall be in person. Telephone bids will be taken with advance arrangements made to the auctioneer. The cost of title insurance policy & escrow closing fees shall be equally divided between buyer and seller. A copy of O&E shall be available the day of the sale. Sellers will make no repairs. Property will be sold in current condition. Closing to be at Northwest Missouri Land Title LLC, Rock Port, MO. Closing on or before 30 days.



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