

LAND AUCTION



274.11 AC± | 2 TRACTS | WORTH CO, MO & RINGGOLD CO, IA

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/27/24 | AUCTION TIME: 1:00 PM

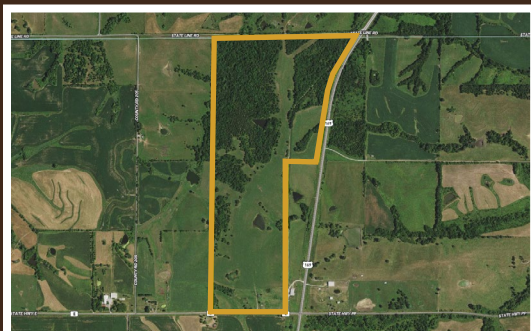
**AUCTION LOCATION: AMERICAN LEGION,
1302 S CLEVELAND ST., MT. AYR, IA 50854**

Here is an excellent hunting and income producing farm that lies both in Missouri and Iowa! This is truly a rare find for the buyer who desires to have the ability to hunt two states on one farm, and both parcels offer outstanding hunting opportunities and income from tillable land that is under a cash rent agreement for \$200 per tillable acre. The Iowa tract has approx 26.3 acres of tillable and the Missouri tract has approx 69 acres of tillable land. Great habitat on this farm is sure to provide outstanding hunting for trophy whitetails and turkeys as well! It's super rare to find a farm like this that offers great hunting and income in two of the best deer hunting states in the Midwest!



TRACT 1: 101.71 ± ACRES IN RINGGOLD COUNTY, IOWA

This farm sports all of the key ingredients needed to hold deer and also sets up to effectively hunt it. The creek bottom runs the entire length of the farm from East to West. This allows a hunter to play the wind more effectively considering we get more North and South winds than we do East and West. Access to the farm couldn't be better with low maintenance dirt road frontage on the south boundary and paved hwy access on the East. The farm offers some incredible views looking North from the high ridges on the south end of the farm. There's very little visibility into the farm from the south dirt road because of the natural screen of cedars and vegetation shielding the farm. The habitat here is very diverse, from the approximately 29 acres of crop ground and brushy cover to the big timber and creek bottom, all the boxes are checked. The wildlife will always have water provided by the three ponds on the property, all of which survived recent droughts and never went dry.



TRACT 2: 172.4 ± ACRES IN WORTH COUNTY, MISSOURI

Made up of mature hardwoods, big cedars, brushy edge, and quality crop ground and situated on the Iowa border, lies this recreational masterpiece. In addition to the approximately 69 acres of quality improved crop ground there are multiple ideal food plot locations. Many hours were spent on heavy equipment installing new terraces and drain tiles to protect the soils from erosion. The amount of edge around the timber is tremendous and allows for endless opportunity in terms of deer and turkey hunting. Multiple small ponds provide ample water for the resident wildlife living on the farm. Paved roadways on the East and South end of the property make for great access to many great possible home sites and hunting locations. There's also a low maintenance dirt road on the North end of the farm providing easy south wind access. The property feels very private with little visibility into the majority of the farm. The main ridge running North and South through the farm offers some spectacular views to the East and North across the Iowa line. Water and electric are believed to be at the road.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JEFF PROPST, AGENT: 636.209.0362 | jeff.propst@whitetailproperties.com

STEPHEN STOCKMAN, AGENT: 660.953.1242 | stephen.stockman@whitetailproperties.com

SELLER'S ATTORNEY: MATHEW HANSON

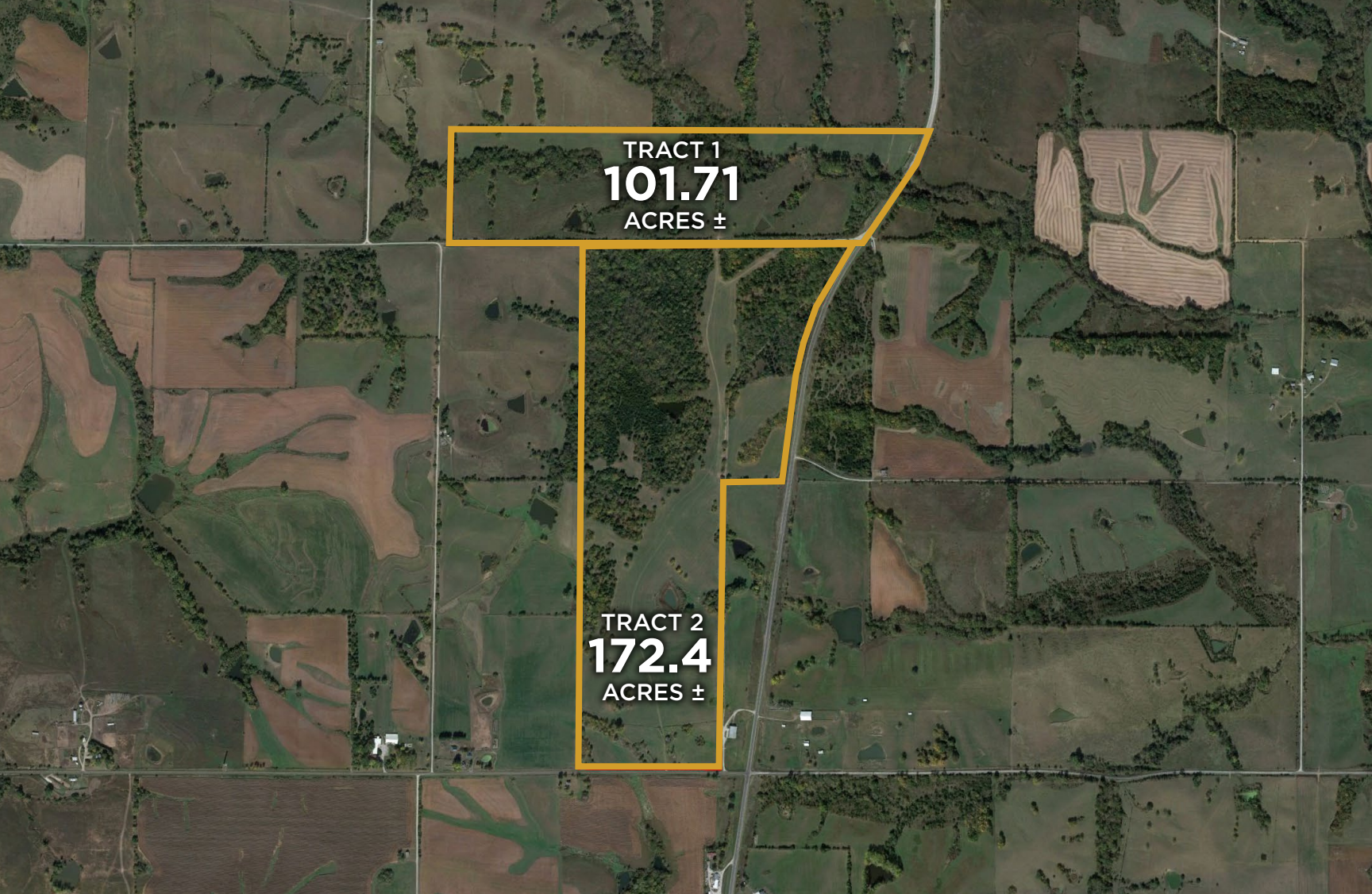
103 SOUTH MAIN, LENOX, IOWA 50851 | 641-333-2283 | mchanson@lenoxlaw.net

RANCHANDFARMAUCTIONS.COM

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Richard F. Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Jeff Propst, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 636.209.0362
Cody Lowderman, IA Auctioneer, B64012000

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603)
Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Jeff Propst, MO Land Specialist for Whitetail Properties Real Estate, LLC, 636.209.0362
Stephen Stockman, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 660.953.1242
Cody Lowderman, MO Auctioneer License 11037



TERMS OF SALE

Thank you for participating in this auction. Please familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card or paddle number and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder. The successful bidder will be required to execute a Sales Agreement at the conclusion of the auction and submit the appropriate down payment in a timely manner as instructed by the Auctioneer.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. The broker and Auction Company represent the seller only and do not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quitclaim Bill of Sale unless otherwise noted in the Disclosures). Current year's taxes are prorated through the day of closing as is customary unless otherwise noted or announced on sale day. Or in abstract states, the seller shall provide a continuation of the abstract of title thru the date of sale for the buyer or buyers attorney to examine.

The sale of this property may be subject to a Buyer's Premium, which will be added to the high bid and included in the total purchase price. Please see the Auction Day Notes, The Contract for Sale, and/or the Auctioneer for specifics about the property you wish to bid on.

Tracts sold by the acre - The contract will indicate the current acreage, bid per

acre and the high bid will be the current acreage multiplied by the high bid per acre. If a survey is required prior to closing that results in a change to acreage, the contract will be adjusted to that acreage prior to closing and purchase price will reflect that change in acreage.

If a survey is required, it is typically done immediately following the auction. The per acre bid at auction will then be multiplied by actual surveyed acres to determine final sales price at closing. The purchase agreement and sales day announcements will identify the party responsible for survey cost.

Each high bidder must sign a purchase agreement and make a 10% non-refundable deposit immediately following auction to the Title Company or escrow agent noted on the Purchase Agreement. Cash, wire transfers, cashier's checks, personal checks and business checks (electronically processed) are accepted. For online only auctions, wire transfers are the preferred method for deposits. Wire instructions will be sent from the escrow agent or title company at the conclusion of the auction or the next day. The balance of the purchase price and all closing costs are due within 30 days unless otherwise noted or announced.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or reschedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding happens quickly. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

For online only sales, click the "Bid Now" button to enter your bid. Be sure to create an account and sign in early so you do not miss the opportunity to bid. You can also enter a maximum bid to allow for bids to be increased by the noted increments up to your high bid. If you cannot log in, feel free to call (217)-922-0811 to reach customer service to register and bid by phone. Your inspection of the property(ies) and attendance at this auction are at your

own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to court or seller approval unless otherwise noted as "Absolute". Most sales are approved within 2 business days. Buyers are not allowed possession until Closing and filing of the deed, at which time the property should be re-keyed if required. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Ranch & Farms Auctions, LLC, Whitetail Properties Real Estate, LLC and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of any and all disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

The information contained within is believed to be accurate but seller and Auction Company do not warrant any information contained within the description.

All lines on maps are approximate and buyers should verify the information. All stated Measurements including but not limited to acreage, sq footage, map dimensions, and/or sketches are stated for marketing purpose only unless it is stated that the measurements are verified by an independent surveyor or other source. All measurements shall be assumed to be approximate or more or less and obtained from sources to be considered reliable such as; government tax records, mapping software, assessor's office records or FSA maps. Legal descriptions may be subject to existing fence/field boundaries. No warranty is expressed or implied as to exact acreages of property. The purchase price based on these measurements entered on the purchase agreement is final unless buyer and seller have agreed otherwise in writing prior to signing. If exact acreage or square footage is a concern, the Property should be independently measured.

All sale day announcements will take precedence over any prior advertising or announcements.

BUYERS PREMIUM:.....0%
TAXES:.....IA taxes \$1360.00, MO taxes \$480.28
TENANCY:.....Open tenancy for 2024
RENTS:.....Buyer to receive 2024 rents
MINERALS:.....Seller owned rights will convey
CLOSING COSTS:
 - **IA:** seller to ½ closing fee, all tax stamps. Buyer cost title exam and insurance, ½ closing costs
 - **MO:** Seller to pay title search and insurance. ½ closing cost. Buyer costs, ½ closing cost and all buyer associated fees.
CLOSING DATE:.....On or before 30 days from seller acceptance
DOWN PAYMENT:.....10%
POSSESSION DATE:.....At closing
SURVEY:.....No survey needed
SELLER:.....Hand
SALE ORDER:.....By the acre/Buyers choice
SALE METHOD:.....Live with online bidding

THANK YOU FOR BEING A PART OF TODAY'S AUCTION!