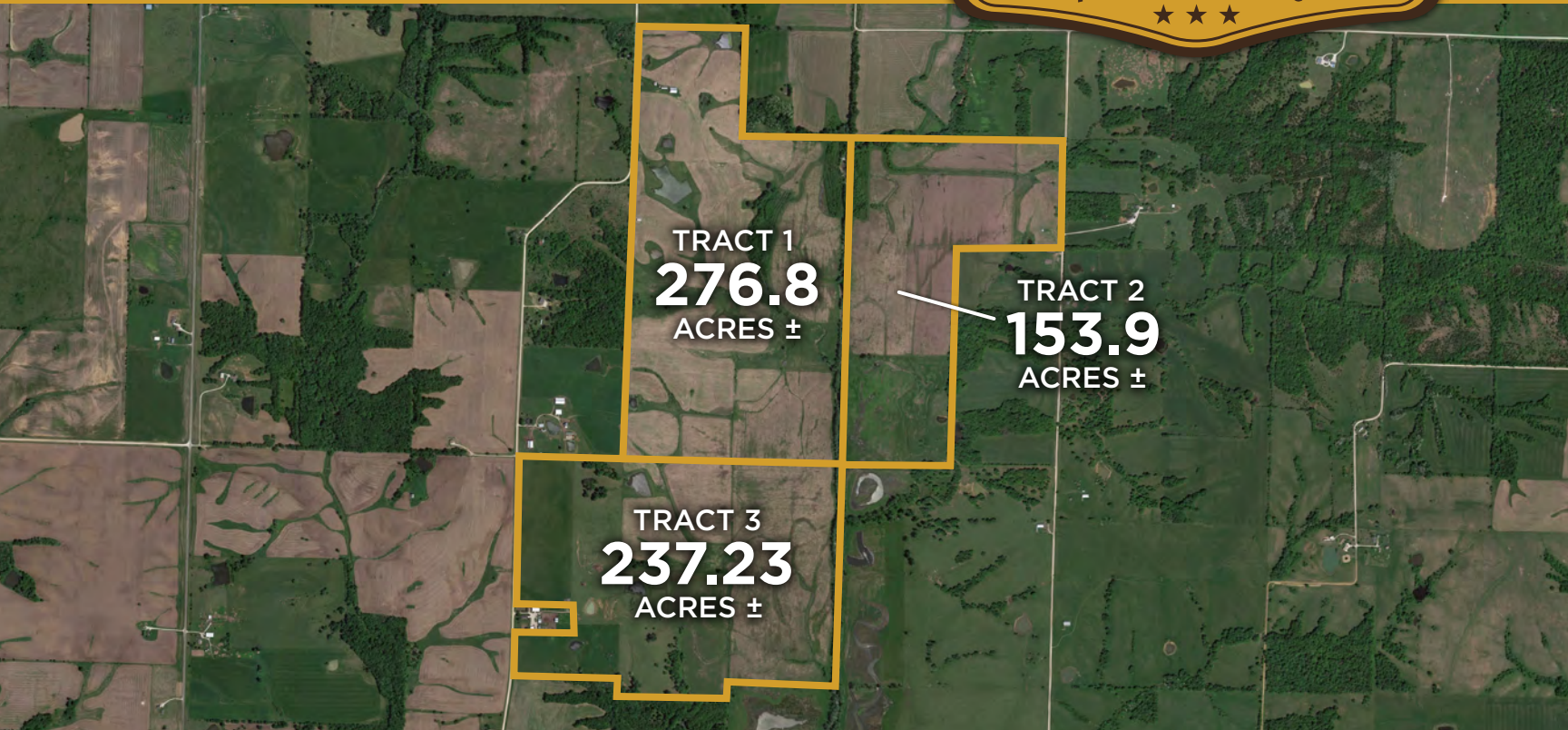


# LAND AUCTION



**662 AC± | 3 TRACTS | MACON CO, MO**

**AUCTION - SEALED BID ONLY**

FIND DETAILS AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**BIDS DUE BY: 11/29/22 | TIME: 5:00 PM CDT**

**AUCTION LOCATION:** Go to [Ranchandfarmauctions.com](http://Ranchandfarmauctions.com), call 217-922-0811 or email [directors@ranchandfarmauctions.com](mailto:directors@ranchandfarmauctions.com) to request an information packet and Sealed bid form.

662+/- acres total. Huge tillable tract located just 1 mile south of US 36. The farm consists of rolling upland and flat bottom land with a large lake and several nice ponds. The seller has put a lot of work and money into improvements by removing fence lines and shaping the contour of the land to reduce soil erosion from the sloped ground and remove surface water from the bottom fields. This farm is in great shape and offers a lot of tillable acres in one large tract conveniently located 1 mile south of US 36 for easy transport of grain and equipment. The Farm is 94% tillable, showing 624.82 cropland acres of the 662 acres m/l. A tower blind overlooks this large tillable tract offering excellent hunting opportunities as well. This farm is being offered in three tracts.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
CLAY LOCKARD, AGENT - (573) 466-9123 | [Clay.Lockard@whitetailproperties.com](mailto:Clay.Lockard@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

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  
Clay Lockard, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 573.466.9123 | Cody Lowderman, MO Auctioneer License 11037



# AUCTION – SEALED BID ONLY

Can use the form attached, by clicking “Bid Now” on the website or emailing the form.

**\*\*Important note.** Your bid online is kept confidential and no one can see the bid but you. Bid with confidence online or by using the Sealed bid form.



## **TRACT 1: 276.8 ± ACRES**

276.8+/- total acres. Large tillable tract located just 1 mile south of US 36. The farm consists of rolling upland and flat bottom land with a large lake and several nice ponds. Seller has put a lot of work and money into the improvement of this by removing fence lines and shaping the contour of the land to reduce soil erosion from sloped ground and remove surface water from the bottom fields. The Farm is near 70 % tillable, showing 193.44 cropland acres of the 276.8 acres m/l. A tower blind overlooks this large tillable tract offering excellent hunting opportunities as well. Additional adjoining farmland available.



## **TRACT 2: 153.9 ± ACRES**

153.9+/- total acres. Nice looking farm with a combination of upper and bottom tillable farm ground. This 153.9 acre m/l shows 145.31 cropland acres making it over 94% tillable. A majority of this farm soils consist of Vesser silt loam, Blackoak silt loam and Tice silty clay loam with 0-3% slopes. With most of this being bottom land approximately 137 acres. The northeast portion of this farm is a mixture of Armstrong loam, Purdin loam, Gifford silt loam, and Chequest silty clay loam mostly 5-14 % slopes. Access is off county road Gopher Avenue with a great building site. Additional adjoining farmland available.



## **TRACT 3: 237.23 ± ACRES**

237.23+/- total acres. Large tillable tract located 2.5 miles south of US 36. The farm consists of upland and bottom land with several nice ponds. Seller has put a lot of work and money into the improvement of this by removing fence lines and shaping the contour of the land to reduce soil erosion from sloped ground and remove surface water from the bottom fields. This tract is 89.6% tillable, 212.66 acres cropland acres of the 237.23 acres m/l. Additional adjoining farmland available.

# RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

## SEALED BID OFFER FORM

### PROPERTY DESCRIPTION

**County, State:** Macon Co, MO 662+/- acres in 3 tracts

**Legal Description:** Tract 1(276.8 acres)- E 1/2 S19 T57N R15W with PIN 000018-0419-00000-000200

Tract 2(153.9+/- acres)- W 1/2 S20 T57N R15W with PIN 000018-0420-00000-000400

Tract 3(237.23+/- acres)- N 1/2 S30 T57N R15W with PIN 000018-0930-00000-000300, 000018-0930-00000-000200, 000018-0930-00000-000100

**Acres:** 662+/- acres in 3 tracts

**Owner:** GIP LLC

**Farm Tenancy:** Rented for 2022. Open for 2023.

**Tract 1: Bid amount per acre.** 276.8 +/- acres x \$

**Tract 1: Bid amount per acre.** 153.9 +/- acres x \$

**Tract 1: Bid amount per acre.** 237.23 +/- acres x \$

By signing below, Buyer acknowledges reading, understanding, and agreeing to be bound by this Sealed Bid Form and Terms and Conditions attached. Buyer agrees to enter into a Purchase Agreement within 24 hours of notification of the winning bid and submitting 10% (ten percent) deposit to the Title Co on the purchase contract by certified funds, wire transfer or personal check within 24 hours. Buyer agrees to his/her digital signature being placed in the 'Buyer' blanks and understands that the digital signature has full force and effect as Buyer's original signature.

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

All bids must be received no later than **5:00 pm 11/29/2022**. Please submit your highest and best offer as there will be no oral bidding or second chance bids.

The Auctioneer or Listing Broker will present all bids to the Seller no later than 72 hours after bid deadline. All bidders will be notified by phone or email following the acceptance of any bids.

All bids must be in writing with a signature and submitted by email or mail to the following addresses, bidders can also request the Sealed Bid Form be sent securely thru DocuSign for a digital signature. If submitting by mail, we recommend using delivery confirmation method to ensure your bid has been received.

**Submit all sealed bids to: Email:** [directors@ranchandfarmauctions.com](mailto:directors@ranchandfarmauctions.com)

**Mailing Address:** Ranch & Farm Auctions | 115 W. Washington St, Suite 900 | Pittsfield, IL 62363 | **Attn: Directors**

**Phone Inquiries or requests:** (217) 922-0811

Bidders can also use the secure online bidding portal on the website. Your bids will be confidential and should be made in total dollars not per acre bids. [www.ranchandfarmauctions.com](http://www.ranchandfarmauctions.com)

### Terms and Conditions.

**BIDDERS:** By submitting a sealed bid to purchase above described real estate, the Bidders agree to participate and are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. Bidders acknowledge they are making an irrevocable legal and binding offer to purchase the real estate described.

**NO CONTINGENCY SALE:** All properties are sold "AS IS, WHERE IS" with no financing, appraisal, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and do not inspect properties on bidder's behalf. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

**DEED AND TITLE COMMITMENT:** Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract. Current year's taxes are pro-rated through day of closing as is customary.

**DEPOSIT:** Each high bidder must make a 10% non-refundable deposit immediately following notification of winning bid. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days of final execution of the Purchase Contract.

**ACCEPTANCE OF BIDS:** All sealed bid auctions are subject to court or seller approval. Most sales are approved within 3 days after review of all bids. Buyers are not allowed possession until Closing and filing of the deed unless other arrangements have been made with the seller. 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.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. 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. All information has been derived from sources deemed to be reliable but Auction Co, Broker and Seller make no warranties to the accuracy of that information

**AGENCY:** Auction Co, Broker and associates represent the seller only in the sale of this property.

**TIE BIDS:** In the rare occasion that there are tie bids, those bidders will be notified and have 48 hours to submit their final and best offer to break the tie.

**SURVEY:** No survey is required.

**LEASES AND GOVERNMENT CONTRACTS:** Real Estate is subject to a 2022 lease agreement and buyer can have immediate possession for farming the 2023 crop year after the 2022 crop season.

**THIS FORM AND ADDITIONAL INFORMATION CAN BE FOUND AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**