

Schuyler Co, MO 574.9+/- acres offered in 12 Tracts

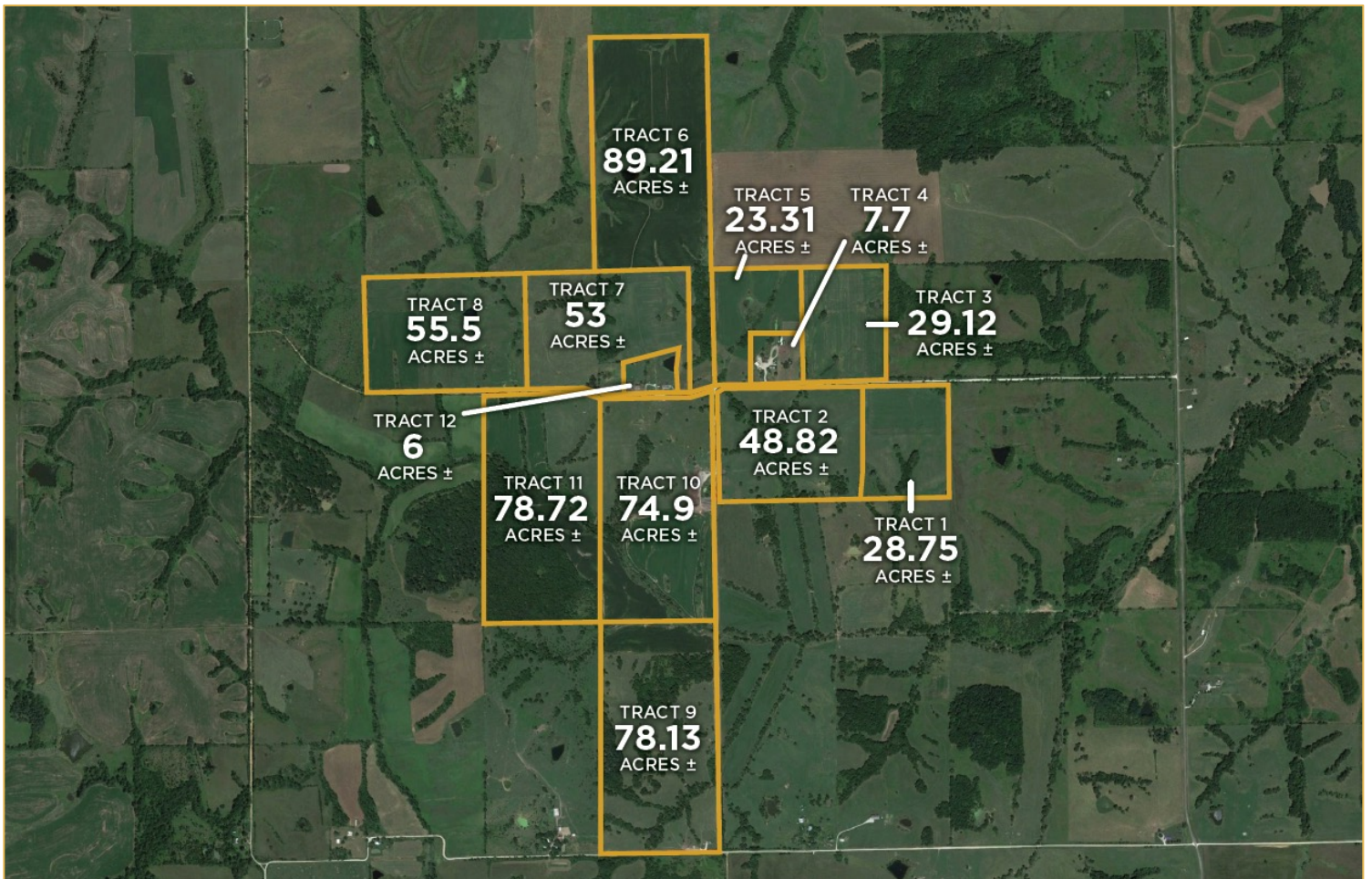
SALE DAY FLYER

AUCTION DETAILS

11/07/23 at 11:00 AM CDT
Live And Online
Lancaster Country Club
15106 US Hwy 63
Lancaster MO 63548

PROPERTY DETAILS

Total Acres: 574.9+/- acres offered in 12 Tracts
Method: Bid By The Acre/Buyers Choice
Seller: Richardson Farms Outfitters
Agents: Jeff Propst/Stephen Stockman



ENTIRE FARM DESCRIPTION:

Mixed used farm located in Schuyler Co MO near Lancaster. 12 tracts offering tillable, great hunting, pasture, recreational, building sites and home. Variety of use classes to appeal to all buyers.



RANCH & FARM AUCTIONS LLC

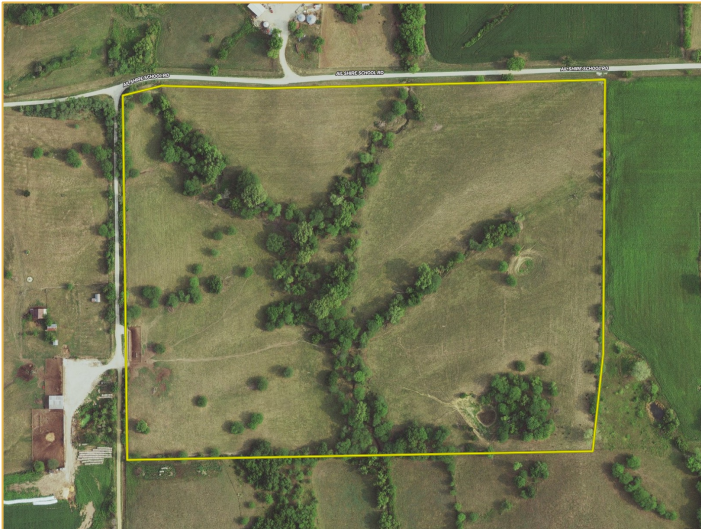
TRACT INFO



Tract 1 Description:

This 28.75 +/- acres located in Northern Schuyler County, Missouri, has a lot to offer for a smaller tract. With power/water on or close by, buyers could have a beautiful building site with a great view and income from crops and hay ground. Property has 22.97 +/- acres FSA tillable ground with remaining in hay or timbered draws. Access from the North from Ailshire School Road. Call Listing agents for any and all questions.

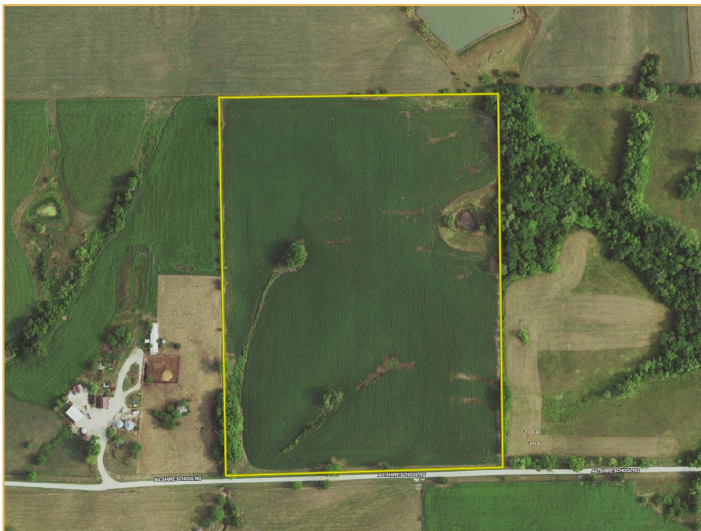
Gravel road access to the North.
Good fences around the property
22.97 FSA acres tillable
remaining acres grass/ditches
Good building site



Tract 2 Description:

This 48.82 +/- acre property is in Northern Schuyler County, Missouri, and is as diverse as they come. Property has 40.72 +/- acre currently in hay production but could easily be in row crops if desired. Property has multiple building sites and has power/water on or close for easy access. You can access property from the North off Ailshire School Road or from a dirt road to the west. Please reach out to listing agents for all questions.

Gravel road access from the North and West
Some existing fences in place
40.72 +/- acres pasture/hay ground
remaining acres in brush and ditches



Tract 3 Description:

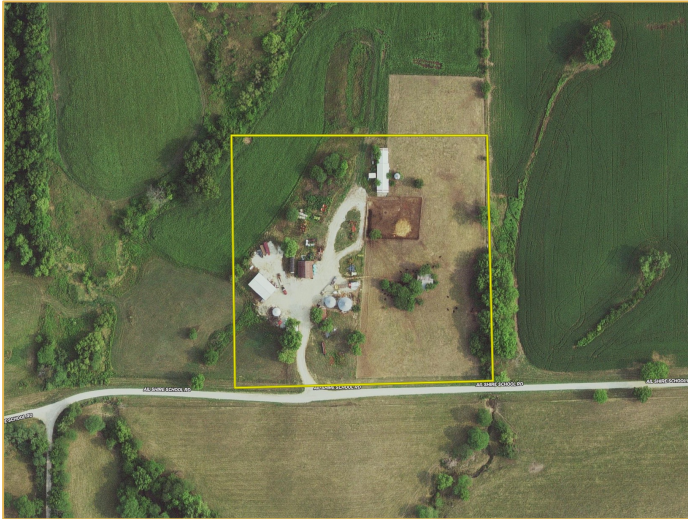
Tract 3 is 29.12 +/- acres located along the North side of Ailshire School Road. Property consists of 27.05 +/- FSA tillable acres currently in beans with the remaining acres in waterways and a pond. Property would have a great building site location with power/water along gravel road to the South. Call listing agents for any and all questions.

Gravel road access to the South
Some existing fences in place
1 pond
27.05 +/- FSA tillable acres
remaining acres in brush and ditches



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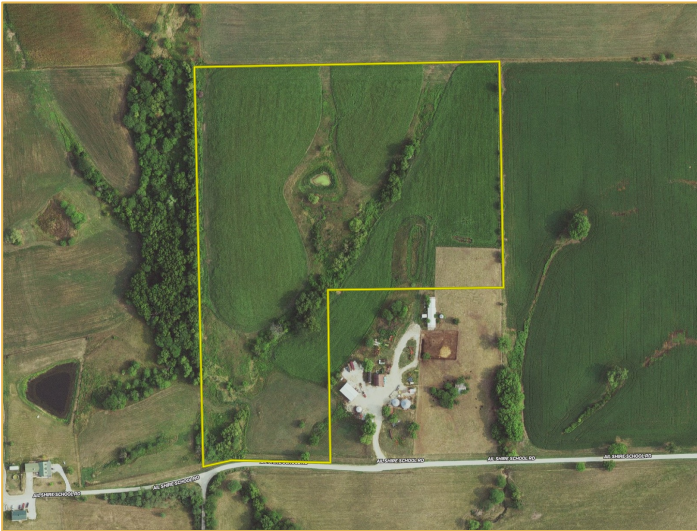
TRACT INFO



Tract 4 Description:

Tract 4 sits along the North side of Ailshire School Road and consists of 7.7 +/- acres with multiple outbuildings and grain bins. This would be the perfect building site for someone looking for a small parcel in the country. Power/water close by for easy access. Call listing agents for any and all questions.

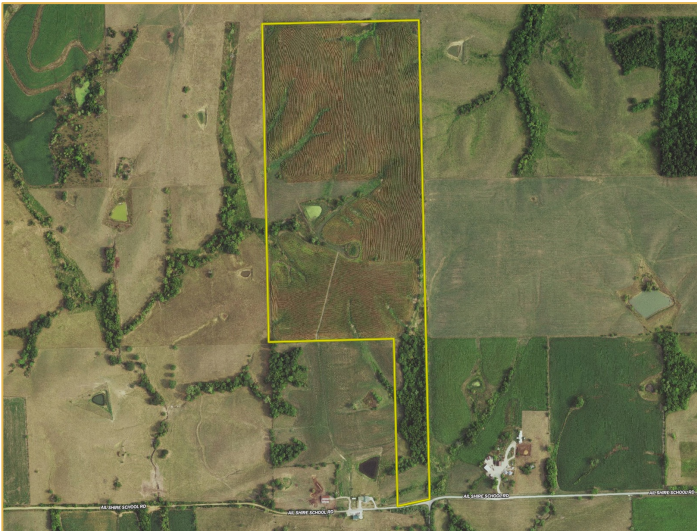
Gravel road access to the South
Some existing fences in place
7.7 +/- acres with some out-buildings remaining in grass
Great building site



Tract 5 Description:

Tract 5 is made up of 23.31 +/- acres with 18.32 +/- FSA acres being planted to beans this year. Property has great access from the South off Ailshire School Road and has 1 pond located in the center of the farm. With some access work, this property could also be a great building site for a new home with power/water close by. Call listing agents for all questions.

Gravel road access to the South
Some existing fences in place
18.32 +/- tillable acres
remaining acres in grass and ditches
1 pond



Tract 6 Description:

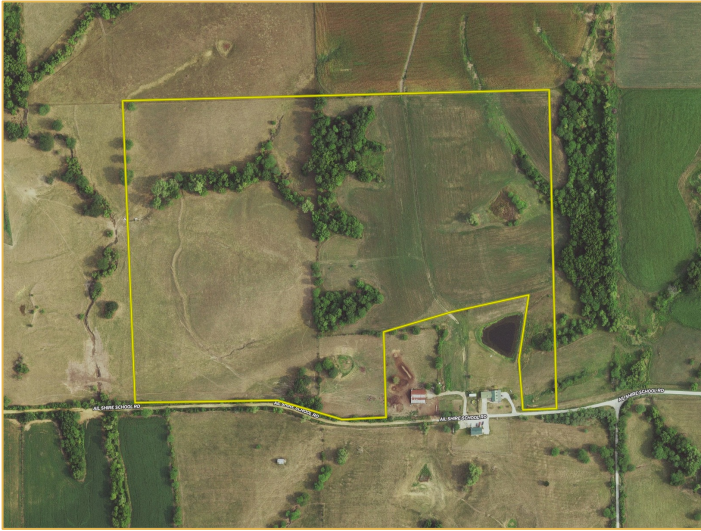
Tract 6 consists of 89.21 +/- acres with 77.57 +/- FSA tillable acres currently planted in soybeans. Access to this farm is from the South off Ailshire School Road and would have multiple building sites if desired. Power/water would be to the South along the gravel road for easy access. There is one pond located within a waterway on the property. Call listing agents for any and all questions.

Gravel road access to the South
Some existing fences in place
77.57 +/- tillable acres
remaining acres in brush and timber
1 pond



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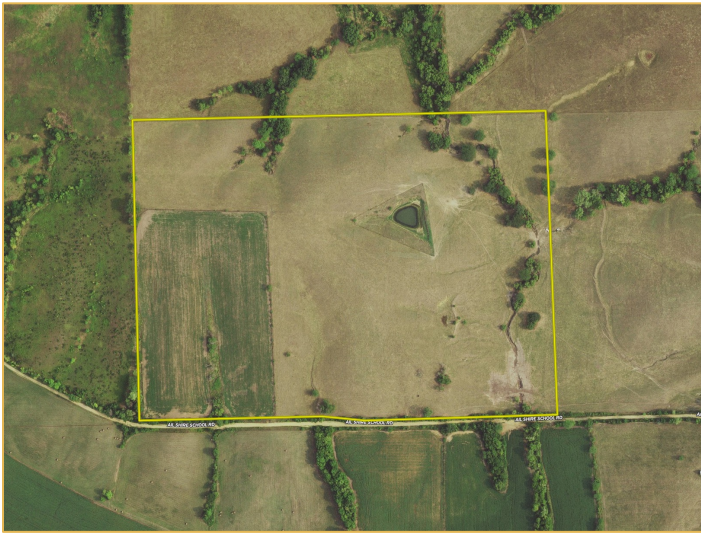
TRACT INFO



Tract 7 Description:

Tract 7 consists of 53 +/- acres with 50 +/- acres currently in hay ground but could easily be turned to row crop if desired. All utilities are located on site. Call listing agents for any questions.

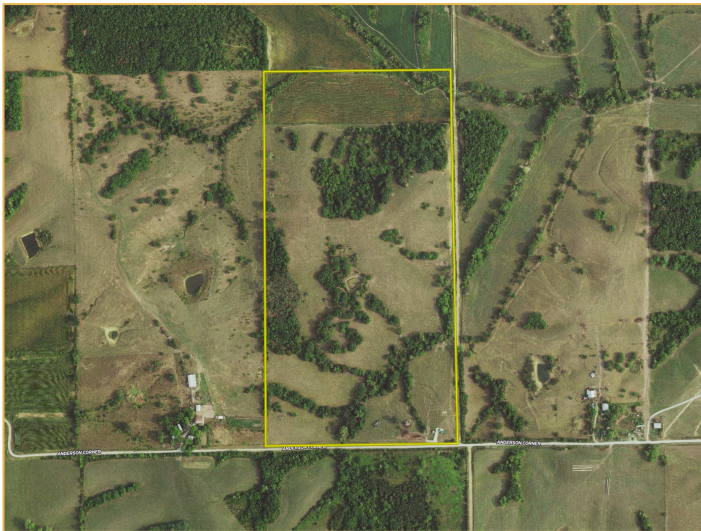
Gravel road access to the South
Some existing fences in place
50 +/- hay ground
remaining acres in brush and timber
1 pond
House and out-buildings
outside wood burning stove



Tract 8 Description:

Tract 8 is 55.5 +/- acres with 50.17 +/- FSA acres being in hay/pasture ground, currently. Property has access from the South off of Ailshire School Road. All utilities are close by along southern gravel if desired. Property has multiple building sites and a pond. Call listing agents for any and all questions.

Gravel road access to the South
Some existing fences in place
50.17 +/- hay ground
remaining acres in brush and timber
1 pond



Tract 9 Description:

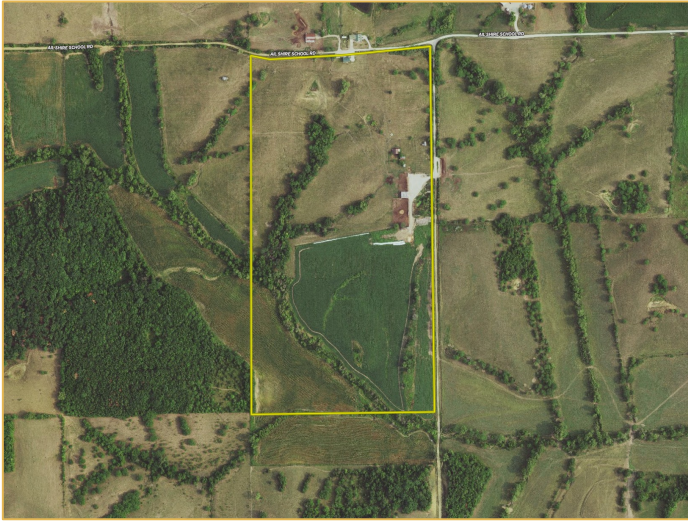
Tract 9 consists of 78.13 +/- acres with 8.62 FSA bottom ground in tillable acres, 46.71 +/- in hay/pasture, and the remaining acres in timbered draws. Property has multiple build sites and has access from the South and the East. Utilities close by. Property has 1 pond and a creek that runs along the North boundary. Call listing agents for all questions.

Gravel road access from the East and South
Some existing fences in place
46.71 +/- hay ground/pasture
8.62 +/- FSA tillable acres
remaining acres in ditches and timber
1 pond
creek to the North



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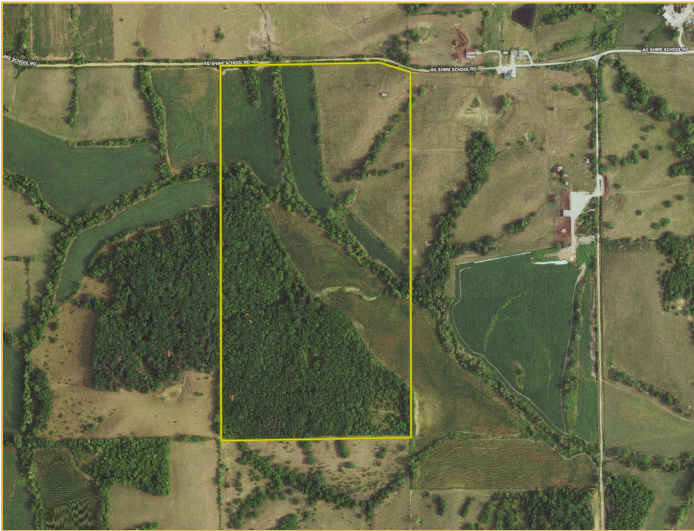
TRACT INFO



Tract 10 Description:

Tract 10 consists of 74.9 +/- acres. 32.89+/- of them are FSA tillable acres currently planted in soybeans. 32.89+/- acres is currently in hay ground and the remaining acres in timbered ditches. Property has several locations for building sites with utilities close by. There is also a nice metal barn along the North gravel road and there is access from the North and East. Call listing agents for any and all questions.

Gravel road access from the East and North
Some existing fences in place
32.89 +/- hay ground/pasture
32.89 +/- FSA tillable acres
remaining acres in ditches and timber
creek to the South
1 barn



Tract 11 Description:

Tract 11 is made up of 78.72 +/- acres with 26.35 +/- FSA tillable acres currently in soybeans; 15.84 +/- acres in hay production; and 37.19 +/- being mature timber. This tract has it all...building site, great income from crops/hay, and great hunting. Property has access from the North off Ailshire School Road with an older barn sitting on the hill overlooking the farm. All utilities are close by. Call listing agents for any and all questions.

Gravel road access from the North
Some existing fences in place
15.84 +/- hay ground/pasture
26.35 +/- FSA tillable acres
37.19 +/- mature timber
remaining acres in ditches
creek running through property



Tract 12 Description:

6+/- acres with a beautiful home with an attached 2 car garage, pond and outside wood burning stove. Property has room for a pasture or hay production.. All utilities are located on site. Call listing agents for any questions.

1 pond
House and out-buildings
outside wood burning stove
Gravel road access



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck 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 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. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, 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.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does 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 (or updated Abstract) 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 Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, 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.

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 re-schedule 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 usually takes less than 3 minutes for each property. 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.

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 bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. 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.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker 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 Auction co, Broker and Seller's 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.

Sale Order: By the acre Buyers Choice

Sale Method: Selling Subject to seller acceptance

Closing: On or before 30 days from seller acceptance and survey completion

Possession: At closing subject to current tenant agreement

Taxes: 2023 taxes prorated to date of sale

Tenancy: Farm sells free of any tenancy agreements for 2024

Buyers Premium: NONE

Survey: None required

Down Payment: 10% due immediately

Seller: Richardson Farms Outfitters

CRP and Cash Rents: Seller will retain 2023 rents

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Seller shall pay for all Title search, commitment and insurance premiums. Other standard closing costs split 50/50 with seller.