

LAND AUCTION



836 AC± | 9 TRACTS | MACON & SHELBY CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/17/24 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: SILVER RAILS EVENT CENTER
204 E MOORE ST., LA PLATA, MO 63549**

We are excited to be able to offer a legacy farm that has been under the same family spanning multiple generations. Commonly known as the McMichael Heirs Farm. The McMichael family started farming in this area in 1852 with their most recent farm addition in 1930.

This farm is located on the Macon and Shelby county line consisting of 836± acres and represents productive tillable cropland, well maintained pastureland, exceptional northeast Missouri whitetail deer & wild turkey hunting, a country home on acreage as well as some prime rural building sites. Take advantage of this potentially once in a lifetime opportunity, that a portion of the McMichael Heirs Family farm is offered to the open market. Call the listing agent Clay Lockard for questions or to schedule your own private showing.



TRACT 1: 132.6 ± ACRES

Presenting a highly productive tillable tract spanning 132.6± acres, with an impressive 129.89 ± acres designated as tillable land, accounting for nearly 97% of the total acreage. The soil composition includes 56% Leonard silt loam, 38% Adco silt loam, 5% Armstrong loam, and 1% Armstrong clay loam, boasting an average NCCPI of 63.85. The farm lays very well, with a majority of the land featuring 1-6% slopes, enhancing its overall suitability. Conveniently located with excellent access off Hwy MM and Ozone Avenue. Offering open tenancy for 2024. If you are looking to add to your current operation or looking to invest in high-quality acres, you're not going to want to miss out on this one.

TRACT 2: 16.75 ± ACRES

Take a good look at this charming 16.75± acre tract, featuring a 1366 ± sq. ft. 3-bedroom farmhouse and several outbuildings and grain bins. The property boasts 13± acres of open grassland currently in hay production, making it ideal for a country home. With two ponds and plenty of room for livestock, this property offers a peaceful and picturesque setting for those seeking a rural lifestyle.

TRACT 3: 49 ± ACRES

Featuring a picturesque pond and convenient road access along Oriole Street, this 49± acre property offers rolling pasture ground with timber draws. The farm boasts several ideal locations for food plots and is well-suited for a hobby farm, making it the perfect combination of size and features. With plenty of pasture for livestock and a stunning view from the ridge overlooking the pond and timber draw, this property offers a tranquil and versatile retreat for hunters and farmers alike.

TRACT 4: 113.5 ± ACRES

Take a look at the aerial view of this impressive 113.5 ± acre farm. Located in northeast Macon County, this property offers a unique blend of natural beauty and practicality. With 48 ± acres of lush pastureland and 67 ± acres of timber mix, this farm provides an ideal setting for various activities. The property features two ponds and a meandering creek running through the timber, adding to its charm and providing water sources for livestock or local wildlife. For hunters, this farm is a dream come true. A recent timber harvest on 67 acres has enhanced the landscape and wildlife habitat, making it an ideal hunting tract. Bordering a large timber block to the south, the property offers ample opportunities for deer and turkey. With several great building sites available, this property is perfect for creating your dream country retreat. Whether you're looking for a peaceful escape or a productive farm, this property has it all. Don't miss this chance to own a remarkable piece of countryside. If you're looking for a superb hunting property, this is an opportunity not to be missed.

TRACT 5: 43.5 ± ACRES

Discover the potential of this 43.5 ± acre property, featuring 38.88 FSA tillable acres currently in productive hay production. The land boasts a diverse soil composition, with 50.96% Adco silt loam on 1-3 percent slopes, 26.63% Armstrong clay loam on 9-14 percent slopes, and 22% Armstrong loam on 5-9 percent slopes, offering versatility for various agricultural pursuits. With an average NCCPI of 62.51, this tract provides fertile ground for crops or grazing. The property offers great access, ensuring convenience for agricultural operations or a future building site. Don't miss this opportunity to own a piece of prime land in a desirable location.

TRACT 6: 55 ± ACRES

This 55 ± acre property is currently in hay production and offers great potential for row crops. According to the FSA, there are 46.46 cropland acres available. The soil composition includes Adco silt loam, Leonard silt loam, and Armstrong loam, boasting a NCCPI of 63.43. Convenient access is provided from County Road 102 to the south and Orlando Street to the west, offering multiple potential build sites. Whether you're looking to expand your current operation or establish your own small farm, this property presents an excellent opportunity to fulfill your agricultural needs. Don't miss out on this chance to own a piece of prime farmland with great building potential. Schedule a viewing today!

TRACT 7: 141.7 ± ACRES

Offering excellent hunting opportunities, this 141.7 ± acre property boasts a diverse mix of timber and open ground. Approximately 50 acres are currently in pasture but could easily be converted to warm-season grasses and food plots. Two wet-weather creeks traverse the land, flowing east to the North Fork Salt River. Bordering this tract is 288 acres of US Fish and Wildlife ground, enhancing the habitat for deer and turkey along the North Fork Salt River. Access to the property is convenient from both the west and north, with Orlando Avenue providing direct entry. This county road dead-ends just beyond the farm, ensuring privacy and seclusion.

TRACT 8: 163.25 ± ACRES

Located in the northeast corner of Macon County on the Shelby county line, this 163.25 ± acre property offers a rare opportunity to transform a good hunting property into something truly exceptional. As you arrive, you're greeted by picturesque ponds and gently rolling pastureland, ideal for cultivating warm-season grasses and expansive food plots. The property's defining feature is its large block of timber, a sanctuary for deer and turkeys. This timber stand not only enhances the scenic beauty but also holds timber value, boasting an abundance of majestic White Oaks and other hardwoods. For convenience and accessibility, a well-maintained trail system runs through the heart of the timber, ensuring easy navigation and accessibility. If you're an avid hunter, this property offers the perfect canvas to create your dream hunting retreat.

TRACT 9: 128 ± ACRES

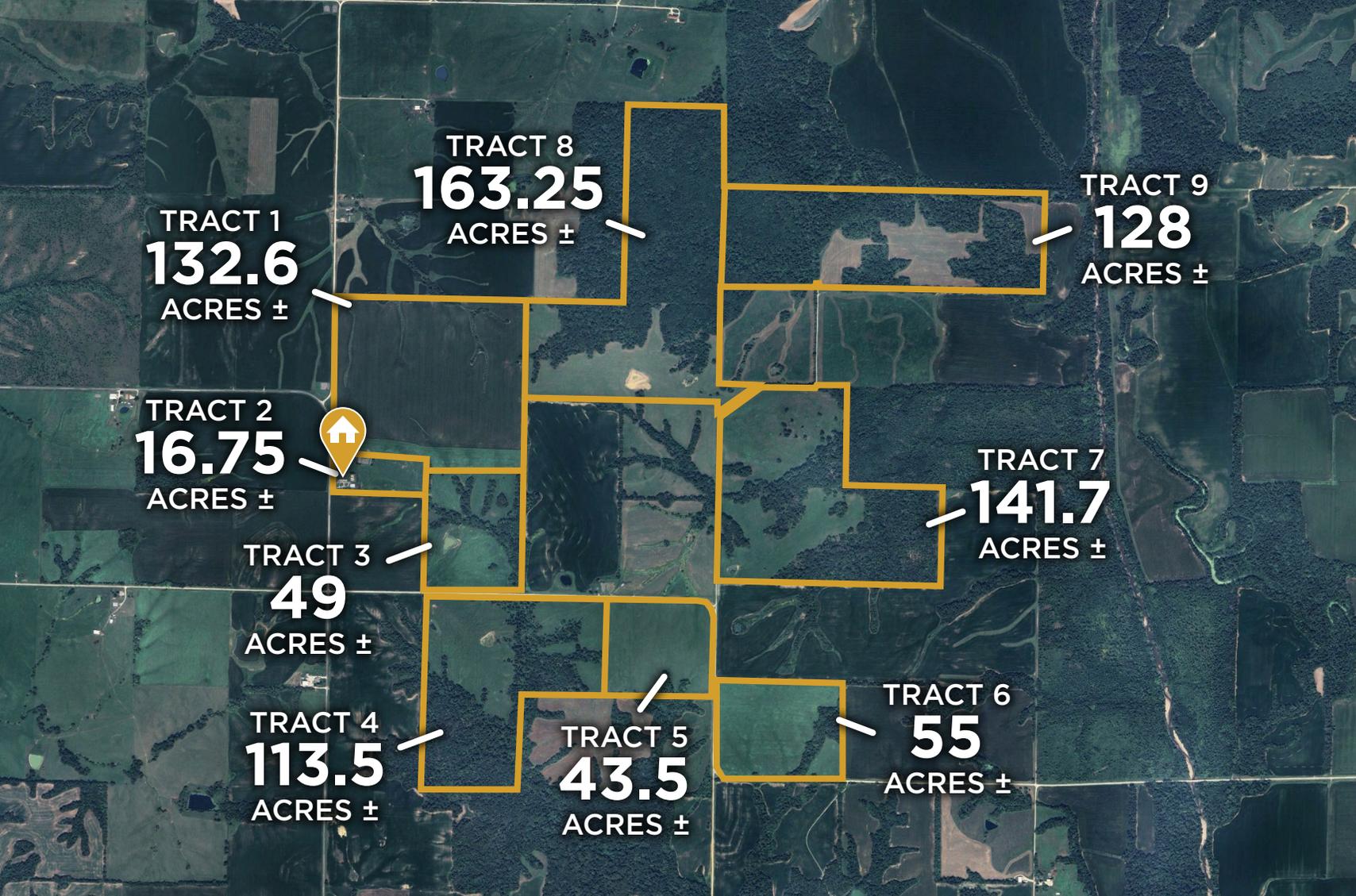
Located in the northwest corner of Shelby County, this 128 ± acre property is a superb hunting tract, boasting excellent southern access for those prevailing northwest winds. The property's access point is situated at the end of a dead-end road, ensuring privacy and seclusion. The land layout is a long rectangle running east and west, with three distinct pocket fields encompassing 33.27 tillable acres, surrounded by 94 acres of timber. Saling Branch meanders along the north boundary, eventually feeding into the North Salt River just 300 yards from the eastern boundary of the property. A recent timber harvest has significantly enhanced the wildlife habitat on this tract. Abundant deer and turkey sign indicate a thriving population, and one can only imagine the amount of deer filtering into these fields during the early evening hours. With its strategic layout, natural features, and secluded access, this property offers exceptional hunting opportunities.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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 and agree to 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 the 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(ies). 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). The 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 through 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 would result in a change to acreage, the contract will be adjusted to that acreage prior to closing and the

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 the 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 the auction to the designated 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 outbid 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/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 the 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. Online Bidding Disclaimer; Under no circumstances shall Bidder have any kind of claim against Auction company, auctioneer, broker or anyone else, if the Internet

service fails to work correctly before or during the auction. Auction company, auctioneer and broker cannot guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. Internet bidding is subject to delays and potential failure that is outside of the control of the auction company. You agree to hold Auction company, auctioneer and broker and its employees harmless for any interruptions or disruptions during online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or canceled if Internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction. The auctioneer has the sole discretion to accept or refuse any bid. The Auction company, auctioneer and broker may change sale order, regroup or modify as needed. Online bidders are encouraged to use the max bid feature and place your bids in a timely fashion. Waiting until the last minute to place your bid can result in the auctioneer recognizing another high bidder because your bid did not show up instantaneously. All sale day announcements will take precedence over any prior advertising or announcements.

BUYERS PREMIUM:	0%
TAXES:	Current year taxes paid by buyer
TENANCY:	Open tenancy for 2024
RENTS:	Buyer to receive all 2024 rents
MINERALS:	Seller owned rights will convey
CLOSING COSTS:	Seller to pay for title search and insurance, other closing costs split 50/50
CLOSING DATE:	On or before 30 days from seller acceptance
DOWN PAYMENT:	10%
POSSESSION DATE:	At closing
SURVEY:	Seller is paying for a survey on all tracts
SELLER:	McMichael Heirs Farm
SALE ORDER:	By the acre on vacant land
SALE METHOD:	Choice on tracts 1, 3, 4, 5, 6, 7, 8 and 9 with Tract 2 selling individually

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