

LAND AUCTION



640 AC± | 7 TRACTS | LINCOLN CO, MO

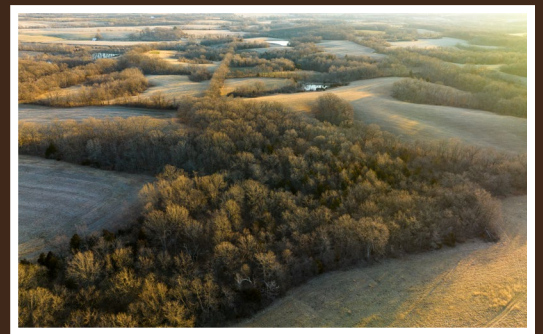
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/18/24 | AUCTION TIME: 1:00 PM CST

**AUCTION LOCATION: WOODS FORT GOLF CLUB
1 COUNTRY CLUB DRIVE, TROY, MO 63379**

Welcome to Serengeti Farms! This super rare and massive land holding is located in one of the most sought-after locations in all of the eastern part of the state. The farm consists of rolling hills with numerous hilltops that have stunning views of the river hills and surrounding countryside. There are approx 354 acres of open ground that is comprised of 138 acres of tillable fields, with the remaining balance in hay, pasture, brush, and food plots. The layout is absolutely incredible, with ridge top fields, blocks of timber, wooded draws, small bottom fields, etc. The access is unprecedented - road frontage on every side, including Hwy F on the north end and Hwy W on the east side. There are 9 lakes and ponds, with the biggest body of water measuring out at 7 acres, established by the Clarence Cannon Watershed Project. Because of the location, size, terrain, access, and habitat, there are so many different possible uses for this property. The farm has the potential to be an absolute world class deer and turkey hunting farm with the proper management. It also would make for a fantastic development property with tons of homesites that offer breathtaking views for miles. This farm is one of the most manicured and meticulously well-cared for farms I have seen in a long time. Even the most discerning land buyer will be impressed. Excellent location - about an hour from STL Lambert Airport, just a few minutes east of Hwy 61, and right in between Eolia and Elsberry. This property is the "Crown Jewel" of the area, and must be seen to be appreciated! Too many details to list. To schedule a private showing, call Aaron Bennett today!



TRACT 1: 55 ± ACRES

This hilltop combination farm is simply awesome! It offers spectacular views of the southern Pike/northern Lincoln countryside, including distant ridges and knobs. Excellent building sites! Electric is located at the road. There is plenty of blacktop frontage on Hwy F for easy access. This tract is the perfect size to build, but to also have plenty of room to hunt, farm, and enjoy the land. There's a ton of deer and turkeys running around, as well as small game. A nice pond in the timber offers a water source for the wildlife, plus there are additional lake sites. FSA shows approx 19 acres of tillable farm land currently in a bean/corn rotation, Menfro soils, 5-9%. With an elevation of 740 feet, this tract is one of the highest points of Serengeti Farms. Located just over 5 miles from Hwy 61 - all blacktop! Small farms like this are almost impossible to find in today's market!

TRACT 2: 49 ± ACRES

This beautiful combination farm is outstanding! Approx 24 acres in rolling tillable farmland currently in a bean/corn rotation, Menfro soils, mostly 5-9%. Numerous fantastic building sites with scenic views. Blacktop road frontage on Hwy F, with electric located at the road, makes access a breeze. Excellent deer, turkey, and small game hunting! With an elevation of 740 feet, this is one of the highest points of Serengeti Farms. This gem is perfect for building, hunting, horses, or whatever your desires are! Only 5 miles from Hwy 61 - all blacktop! Farms like this are so hard to find these days - do not miss out!

TRACT 3: 52 ± ACRES

If you are looking for a small farm that packs a big punch - this is it! The land consists of approx 20 acres of gently rolling tillable in a bean/corn rotation, Menfro soils, 5-9%, 10 acres of hay ground, with the remainder in timber/brush. The views of the surrounding countryside and distant knobs and ridges are simply fantastic! There is road frontage on 3 sides, including blacktop frontage on Hwy F. There are several incredible building sites, with electric at the road. Excellent deer, turkey, and small game hunting! With an elevation of 740 feet this is one of the highest points of Serengeti Farms. Located only 5 miles from Hwy 61 - all blacktop! This is a superb farm!

TRACT 4: 103 ± ACRES

This amazing farm checks the boxes! Just one look at the aerial map it's obvious this farm is special! Beautiful ridgetop building sites with stunning views of the northern Lincoln County landscape greet you as you pull off the blacktop. Meticulously maintained ridgetop hay fields meander back into the bulk of the farm. With an elevation of 740 feet along Hwy F, this is one of the highest points on Serengeti Farms. Deer, turkeys, and small game run rampant through the fields and timber draws. There are three different ponds scattered throughout the farm that offer a great place for the wildlife to drink. Several great spots for food plots for deer and turkeys! Approximately 53 acres of open ground perfect for hay, pasture, tillable, and food plots. Electric at the road. It is so rare to find a farm of this size and caliber in this location. Just over 5 miles from Hwy 61 - all blacktop!

TRACT 5: 176 ± ACRES

It's hard to put into words how special this farm is! This is truly the embodiment of a perfect combination farm that even the most discerning land buyer can appreciate! As soon as you pull into the farm, you will see the spectacular views of the far off ridges and knobs spanning the landscape that northern Lincoln County is famous for. There are numerous excellent building sites to choose from. Electric is located at the road. There are approximately 93 acres of open ground consisting of tillable, hay, and brush. Of the open ground, there are approximately 56 acres of gently rolling tillable in a bean/corn rotation consisting of Menfro soils, mostly 5-9% slopes. A meandering creek is located on the north end, and 3 separate ponds are scattered throughout the western side of the property, making for a perfect place for the wildlife to drink. Blocks of timber compliment the open ground and are a haven for deer and turkeys. Just over 5 miles from Hwy 61. You simply will not find a nicer, more meticulously maintained farm in this area. Pictures don't do it any justice! There's just a feeling you get when you are on the farm that is hard to describe.

TRACT 6: 105 ± ACRES

This is the ultimate recreational tract for anyone who wants to hunt trophy whitetails, turkeys, ducks, and small game! As you pull off of blacktop Hwy W, you will immediately see the 7 acre lake established by the Clarence Cannon Watershed Project. The lake is a sweet little spot to shoot ducks and geese without venturing into the middle of the farm. There are approximately 60 acres of open ground consisting of hay, brush, and food plots. An ideal mix of habitat and elevation changes makes this tract hunt really well. There are several nice building sites with gorgeous views of the surrounding countryside. This is the far east side of Serengeti farms and is located just over 8 miles to Hwy 61, and about 7 miles to Hwy 79. Electric is located at the road. This is simply an incredible farm!

TRACT 7: 100 ± ACRES

Anyone who desires a beautiful farm will be pleased with this gem! Approximately 75 acres open consisting of rolling hay, brush, and tillable. Approximately 19 acres of tillable in a bean/corn rotation, consisting of Menfro soils, 5-9%. Excellent deer, turkey, and small game hunting! There are numerous killer food plot locations. 2 creeks and 2 nice ponds make for great water sources for the wildlife. Ideal build sites, with electric at the road. This farm is perfect for hunting, farming, pasture, and recreation!



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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TRACT 1
55
ACRES ±

TRACT 2
49
ACRES ±

TRACT 3
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ACRES ±

TRACT 4
103
ACRES ±

TRACT 5
176
ACRES ±

TRACT 6
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ACRES ±

TRACT 7
100
ACRES ±

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.

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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:..... TBD
TENANCY:..... Open tenancy for 2024
RENTS:..... Buyer to receive 2024 rents
MINERALS:..... Seller owned rights will convey
CLOSING COSTS:..... Seller provides title opinion and title insurance. Buyer pays buyer costs, balance 50/50

CLOSING DATE:.....On or before 30 days from seller acceptance
DOWN PAYMENT:..... 10%
POSSESSION DATE:.....At closing
SURVEY:..... To be completed prior to closing split equally among buyers where needed

SELLER:..... Serengeti Farms
SALE ORDER:..... By the acre, buyers choice format
SALE METHOD:..... Live auction with online bidding

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