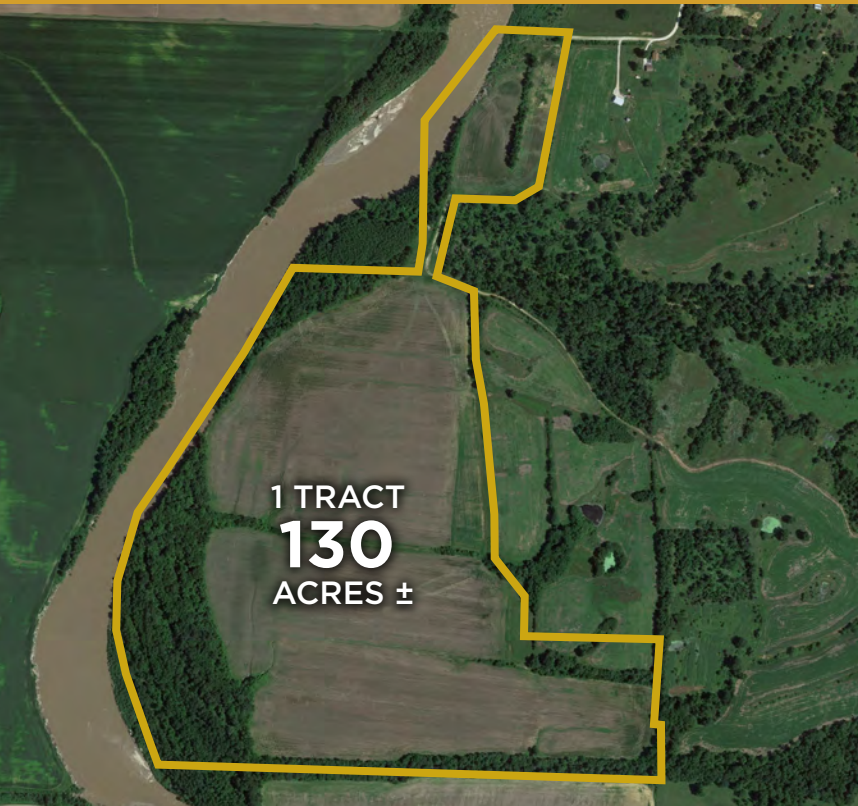
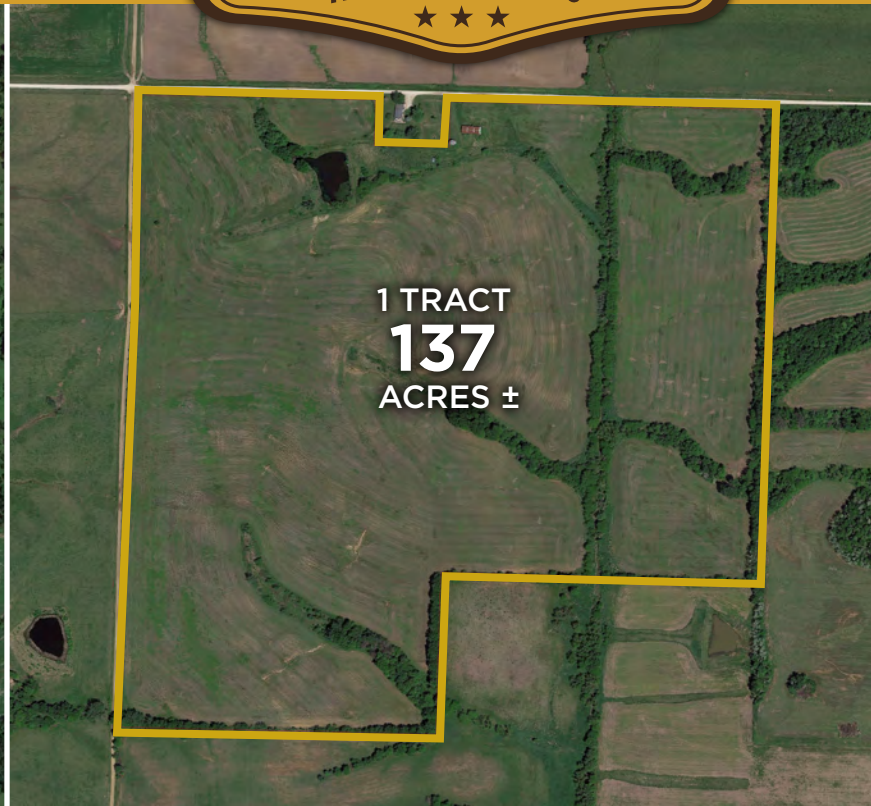


TWO FARM AUCTIONS



1 TRACT
130
ACRES ±



1 TRACT
137
ACRES ±

130 AC± | 1 TRACT MACON CO, MO

Great farming tract with hunting. 130+/- acres combination of tillable bottom land and timber along the Chariton River. This farm has 96.14 FSA tillable acres m/l with an average NCCPI of 72.5. The 96% of the tillable acres are class 2 and 3 soils with 0-2 percent slopes. Over 1/2 mile of river frontage and 26 acres m/l of timber along the Chariton River making this a great hunting property.

137 AC± | 1 TRACT MACON CO, MO

Nice tillable farm located less than a mile from the Chariton River bottoms and lies 70 to 100 feet elevation above the Chariton River flood plain. FSA shows 128.94 tillable acres making it over 94% tillable. The farm has an average of NCCPI rating of 60.07. Soils consist of 70 % Armstrong Clay Loam 9-14% slopes, 11% Bevier Silty Clay loam 3-8% slopes, 8% Wilbur Silt loam 1-3% slopes, 5% Purdin Loam 14-20 % slopes and 3% Armstrong Clay Loam 5-9% slopes. This farm has great access with 1/2 mile road frontage on two sides and less than 1/2 mile to State Hwy 3.

AUCTION - SEALED BID ONLY

FIND DETAILS AT RANCHANDFARMAUCTIONS.COM

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

AUCTION LOCATION: Go to Ranchandfarmauctions.com, call 217-922-0811 or email directors@ranchandfarmauctions.com to request an information packet and Sealed bid form.

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

RANCHANDFARMAUCTIONS.COM

AUCTIONS – 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.



FARM 1: 130 ± ACRES

Great farming tract with hunting. 130+/- acres combination of tillable bottom land and timber along the Chariton River. This farm has 96.14 FSA tillable acres m/l with an average NCCPI of 72.5. The 96% of the tillable acres are class 2 and 3 soils with 0-2 percent slopes. Over 1/2 mile of river frontage and 26 acres m/l of timber along the Chariton River making this a great hunting property.

Deeded acres: 130+/- acres

FSA Farmland Acres: 96.14+/- acres

DCP Cropland Acres: 96.14+/- acres

Soil Types: Dockery silt loam, Bremer loam, Darwin silty clay

Soil PI/NCCPI/CSR2: Average NCCPI 72.5

CRP Acres/payment: No CRP

Taxes: TBD

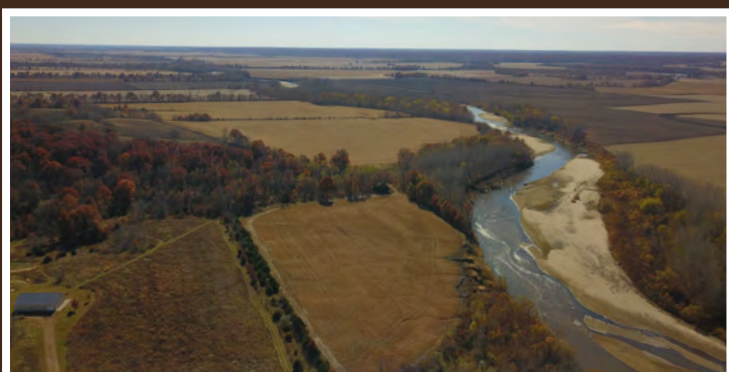
Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

Survey needed: No survey needed

Brief Legal: 130+/- ACRES LOCATED S33/34 T58N R16W IN MACON CO, MO

Lat/Lon: 39.7933, -92.6821



FARM 2: 137 ± ACRES

Nice tillable farm located less than a mile from the Chariton River bottoms and lies 70 to 100 feet elevation above the Chariton River flood plain. FSA shows 128.94 tillable acres making it over 94% tillable. The farm has an average of NCCPI rating of 60.07. Soils consist of 70 % Armstrong Clay Loam 9-14% slopes, 11% Bevier Silty Clay loam 3-8% slopes, 8% Wilbur Silt loam 1-3% slopes, 5% Purdin Loam 14-20 % slopes and 3% Armstrong Clay Loam 5-9% slopes. This farm has great access with 1/2 mile road frontage on two sides and less than 1/2 mile to State Hwy 3.

Deeded acres: 136.9+/- acres

FSA Farmland Acres: 132.04+/- acres

DCP Cropland Acres: 132.04+/- acres

Soil Types: Armstrong loam, Armstrong clay loam, Bevier silty clay loam, Wilbur silt loam

Soil PI/NCCPI/CSR2: Average NCCPI 60.9

CRP Acres/payment: No CRP

Taxes: \$442.55

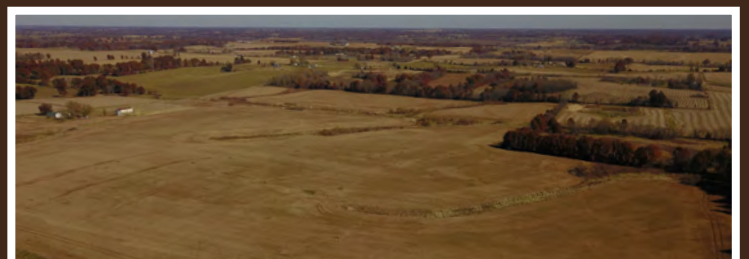
Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

Survey needed: No survey needed

Brief Legal: 137+/- ACRES LOCATED S35 T57N R16W IN MACON CO, MO

Lat/Lon: 39.7088, -92.6576



RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

SEALED BID OFFER FORM

PROPERTY DESCRIPTION

County, State: Macon Co, MO 130+/- acres & Macon Co, MO 137+/- acres

Legal Description: 130+/- ACRES LOCATED S33/34 T58N R16W IN MACON CO, MO WITH PARCEL IDS 000014-0834-00000-000202, 000014-0834-00000-000201, 000014-0833-00000-000401
137+/- ACRES LOCATED S35 T57N R16W IN MACON CO, MO WITH PARCEL ID 000017-0735-00000-000100

Acres: 130+/- acres & 137+/- acres

Owner: GIP LLC

Farm Tenancy: Rented for 2022. Open for 2023.

Tract 1: Bid amount per acre. 130 +/- acres x \$ _____

Tract 1: Bid amount per acre. 137 +/- 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 From 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

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

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