

# Audrain Co, MO 148.35+/- acres

## SALE DAY FLYER

### AUCTION DETAILS

6/15/23 at 1:00 PM CDT  
Live And Online  
YMCA  
309 South Main  
Vandalia, MO 63382

### PROPERTY DETAILS

**Total Acres:** 148.35+/- acres in 1 tract  
**Method:** Bid By The Acre  
**Seller:** Tesson  
**Agent:** Clay Lockard



#### Entire Farm Description:

A great opportunity to purchase a highly productive tillable farm located just 5 miles south of Vandalia Missouri. The farm consists of 148.35 acres +/- with 132.24 FSA tillable. The farm lays extremely well with 80% of the tillable acres being 0-4 % slopes. Soils consist of Mexico silt loam, Leonard silt loam, Putnam silt loam and Armstrong loam, with an average NCCPI of 68.4. Excellent accessibility with paved road frontage, on both the North and East boundary as well as a county road on the South end. This would make a great addition to any farming operation or investment portfolio.

<b>Deeded acres:</b>	148.35+/- acres
<b>FSA Farmland Acres:</b>	132.24 acres
<b>Soil Types:</b>	Mexico silt loam, Leonard silt loam, Putnam silt loam
<b>Soil PI/NCCPI/CSR2:</b>	NCCPI 68.4
<b>CRP</b>	No CRP
<b>Acres/payment:</b>	\$606.82
<b>Taxes:</b>	Open Tenancy for 2024 crop year
<b>Lease Status:</b>	Immediate possession subject to current tenants rights for 2023
<b>Possession:</b>	No survey needed
<b>Survey needed?:</b>	NW ¼ S26 T52N R5W in Audrain Co
<b>Brief Legal:</b>	147260000004
<b>PIDs:</b>	39.2568, -91.4396
<b>Lat/Lon:</b>	63382
<b>Zip Code:</b>	



# Terms of Sale

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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

Sale Method: All tracts selling Subject to seller acceptance

Closing: On or before 30 days from seller acceptance

Possession: At closing subject to 2023 farm lease

Taxes: 2023 taxes will be prorated to date of close

Tenancy: Farm sells free of any tenancy agreements for 2024 and subject to a 2023 tenancy agreement

Cash Rents: Buyer to receive 50% 2023 rents

Buyers Premium: NONE

Survey: Not needed

Down Payment: 10% due immediately

Seller: Tesson

Minerals: Seller rights are believed to be intact, and all seller rights will convey

## Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Closing cost split 50/50 as customary, Seller pays for Title search and Title Insurance
- Buyer pays all cost related to financing.