

LAND AUCTION



TRACT 1
84
ACRES ±

TRACT 3
311
ACRES ±

TRACT 2
81
ACRES ±

476 AC± | 3 TRACTS | CLARK CO, MO

AUCTION - SEALED BID ONLY

FIND DETAILS AT [RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com)

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

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

Excellent tillable farm located approx 12 miles South of Kahoka, Mo in Southern Clark Co. This farm features 358.6 acres of highly productive crop land, (actual planted acres in 2022) and a mix of cover including timber and brush that provides excellent deer and turkey hunting. Farm tenancy is open for the 2023 farming season. This property features primarily Adco silt loam soils and Armstrong Loam soils. Great access a short distance from the West off of Highway M and Highway FF to the North. 4 Grain bins, and a couple out buildings on the West side of the farm. The farm will be offered as 3 tracts.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JEFF PROPST, AGENT - (636) 209-0362 | jeff.propst@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Jeff Propst, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 636.209.0362 | Cody Lowderman, MO Auctioneer License 11037

AUCTION – 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.



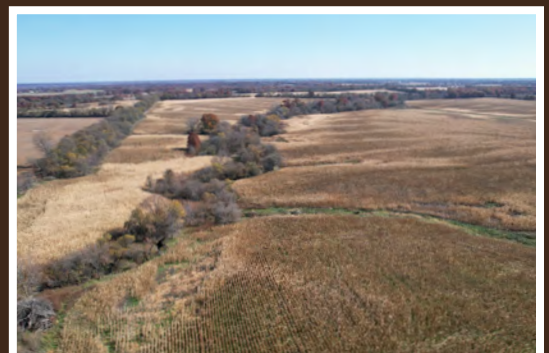
TRACT 1: 84 ± ACRES

This tract features 51.99 acres of Highly productive tillable land with the balance of the farm in timber, brush, and couple ponds. Nice income producing tract with excellent deer and turkey hunting. Great location in the timber to the North to build a new home right off highway FF. If you are looking for a good combination income and recreational tract, this is a nice one, access from Highway FF to the North and a county road to the east. Farm has open tenancy for the 2023 crop year.



TRACT 2: 81 ± ACRES

This tract features 62.7 acres of highly productive tillable land with the balance in timber and brush. This tract is accessed from the West off of a county road, and will provide highly productive upland crop land and great deer and turkey hunting. A small shed lies on the west side of the property. Farm has open tenancy for the 2023 crop year.



TRACT 3: 311 ± ACRES

This tract offers 243.91 acres of highly productive tillable land featuring Adco and Armstrong soils. The balance of the farm is timbered draws and brush, old homesite with 4 grain bins and a couple outbuildings/sheds. Property has great access from the west just a short distance off Highway M. Farm is open tenancy for the 2023 crop year. Northeast corner of tract 3 has been tiled and terraced and the sellers have made other improvements to the farm to enhance drainage, and installed crossings. Excellent production farm with cover to provide great deer hunting or leased to hunters for additional overall income. Grain bins are rented thru 3/2023.

RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

SEALED BID OFFER FORM

PROPERTY DESCRIPTION

County, State: Clark Co, MO 476 acres in 3 Tracts

Legal Description: Tract 1(84 acres)- E ½ SE ¼ S11 T63N R8W with PIN 1-21-01-11-00-00-005.00

Tract 2(81+/- acres)- W ½ NW ¼ S13 T63N R8W with PIN 1-21-06-13-00-00-003.00

Tract 3(311+/- acres)-S14 T63N R8W with PIN 1-21-06-14-00-00-001.00

Acres: 476+/- acres in 3 tracts

Owner: GIP LLC

Farm Tenancy: Rented for 2022. Open for 2023.

Tract 1: Bid amount per acre. 84 +/- acres x \$ _____

Tract 2: Bid amount per acre. 81 +/- acres x \$ _____

Tract 3: Bid amount per acre. 311 +/- 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 Form 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