

Absolute Land Auction

Featuring 380 Acres± Selling in 3 Tracts
Nodaway Co. & Worth Co. Farmland - Near Parnell, MO
Combination Row Crop/Pasture Land and Home Site
Thursday, November 4 - 10:30 am

Younger Auction Gallery, 312 E. South Hills Drive, Maryville, MO

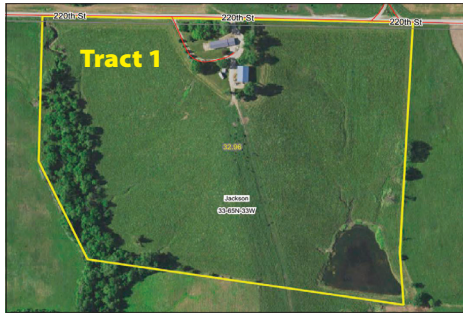
Visit Website for Soil Maps, More Pictures & Additional Details

Tract 1: 33 Acres ± Featuring nice 3-4 bedroom ranch style country home with full, unfinished walk-out basement, central air, electric baseboard heat, rural water. Also includes one large machine shed approx. 40'x60' with 2 large entry doors and partial concrete floor for shop area, 110v and 220v, one pond, and balance in pasture grass for livestock.

Tract 2: 287 Acres ± Approximately 61.8 acres in CRP, 143 acres in row crop with tile and terracing completed, crop production is in beans this season. Balance of farm is in open timber and draws.

Tract 3: 60 Acres ± Located just each of Tract 1 & 2 in Worth Co. Approximately 11 acres of creek bottom in bean production, 35 acres pasture mixed grasses for hay, and the balance in draws and open timber. Excellent hunting. Access to rural water available.

Terms: 10% Down - Closing at First American Title of St. Joseph, MO



Robert & Joanne Schmitz, Owners

Worth County, Missouri

ABSOLUTE FARMLAND AUCTION

367 Acres ± Selling in 3 Tracts
Combination Row Crop, Pasture and Hay

Thurs., November 4, 2021 at 2:45 pm

Younger Auction Gallery, 312 E. South Hills Dr., Maryville, MO



Tract 1 - 80 Acres ±

Located ½ mile North of Sheridan, MO, at State Route H and Birch Trail. This tract features approx. 80 Acres +/- to be surveyed of Platte River Bottom Farmland with 73.38 Tillable Acres according to FSA Office records. Farm is in Bean Production this year with access from Blacktop H. **Soil Types:** Wabash Silty Clay Loam and Olmitz Loam, 2 - 5% Slope. **Taxes:** \$452.29/year

Tract 2 - 47 Acres ±

Located just West of Tract 1, features 47 Acres +/- of Hill Ground all in Pasture Mix Grasses for Cattle Grazing or Hay Production. Borders Blacktop H. Excellent location for Home Site with Long-Range Country Views. There is 37.21 Acres in Grass according to FSA Records, with balance in Open Timber. **Soil Types:** Shelby Loam, Adair & Shelby Loam, Olmitz-Kennebec Complex, Shelby & Gara Soils and Olmitz Loam. **Taxes:** \$250.83/year. **Brief Legal Description for Tract 1 & 2:** Sec 14 & 15, Twp. 66N, Range 33W, Worth County, Missouri.

Tract 3 - 240 Acres ±

Located Just West of Sheridan, MO, on the corner of State Hwy. 246 and Alder Ave. Featuring 240 Acres ± of Good Productive Worth County Farmland. This gently rolling farm has 209.81 Acres of Cropland according to FSA Records with 127.6 in Corn Production and 82.21 in Hay Ground. Farm has Diversion Terraces and some Tile Outlets, 2 Ponds for Livestock Watering, some older out buildings in need of repair. **Soil Types:** Lagonda and Clarinda, Sharpsburg, Shelby Clay, Olmitz and Adair. **Taxes:** \$1,071.32/year. **Brief Legal:** Sec 22, Twp, 66N, Range 33W, Worth County, Missouri.

TERMS: 10 % down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days when full possession will be given. Closing at First American Title of St. Joseph, MO. Property is being sold "as is, where is". Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, Inc d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

Larry O & Rita C Boyd Trust
J. LaRi Liberty (Trustee)

Nodaway County, Missouri LAND AUCTION

321 Acres +/-, Offered in 2 Tracts
Excellent Hunting, Potential income or Home Site
Thursday, November 18 • 10:35 am

Auction location: Younger Auction Gallery, 312 E. South Hills Dr., Maryville, MO

LEGAL DESCRIPTION: Southeast Quarter of Section Twenty-four (24), Township Sixty-six (66), Range Thirty-four (34), AND the North Half of the Northeast Quarter and the North Half of the Northwest Quarter of Section Thirty (30), Township Sixty-six (66), Range Thirty-three (33), Nodaway County, Missouri.

Tract 1 - 160 Acres +/- of CRP and Timber Land w/ Open Pasture, located West of Sheridan, MO, on State Hwy. 246, 4.5 miles to Blacktop E, then South 1 mi. to 150th Street, then East on gravel approximately ¾ mile, land on North side of road. This tract has 134.8 acres in Cropland according to the FSA office, which is all in CRP. Annual payments are \$18,756 with an ending date of 09/30/2023. Excellent hunting, deer, quail and pheasant. Balance of farm is in open timber with 2 small ponds.



SOIL TYPES: Shelby Clay Loam, 5-9% slope; Shelby Clay Loam, 9-14% slope; Sharpsburg Silty Clay Loam, 2-5% slope; and Colo Silty Clay Loam, 0-5% slope. **TAXES:** \$545.24.

Tract 2 - 161 Acres +/- Located at the Southeast Corner of Tract 1, this tract includes Rolling Pasture Land and Open Timber with some Open Hay Ground for Livestock and approx. 3 ponds for livestock watering and some older diversion terraces. There are some older structures in disrepair. According to the FSA office, there are 119.06 acres in Cropland, which has been in mixed pasture grasses for livestock and hay production since



approx. 2008 or before. There are 12.86 Acres in a hay field with clover and mixed pasture grasses. **SOIL TYPES:** Shelby Clay Loam, 9-14% slope; Sharpsburg Silty Clay Loam, 2-5% slope; Shelby Loam, 5-9% slope; Colo Silty Clay Loam, 0-5% slope; and Lagonda Silty Clay Loam, 5-9% slope. **TAXES:** \$543.39

TERMS: 10% down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 45 days with closing at the office of David Baird, Attorney at Law, Maryville, MO. **NOTE: Sale is subject to approval of the Probate Division of the Nodaway County Circuit Court.** Property is being sold "as is, where is". Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, Inc d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

AUCTIONEER'S NOTE: If looking for excellent hunting location in Northwest Missouri, with an abundance of wildlife, this is it. Or if looking to expand your livestock pasture or for a potential home site location close to Sheridan and Maryville, don't miss this opportunity, for property may sell in your price range. See you sale day. - Mark

Harold Richard Rush Estate
Mary A. Martinez, Personal Representative

Absolute Gentry County Land Auction

690 Acres +/- Offered in 3 Tracts
522.63 Cropland Acres, Working Rock Quarry,
Rental Home and Home Sites

Tuesday, November 30, 2021 10:01 am

Auction Location: Younger Auction Gallery, 312 E. South Hills Drive, Maryville, MO

Property Location: Approximately 3 ½ Miles South of Stanberry, MO on State Hwy 169, East Side of Road. **Brief Legal:** S 21, 28; Twp 61-62 N, R 32 W

Tract 1 - 163 Acres +/- of Gently Rolling Pasture Ground. approx. 5 Ponds, Good to Excellent Fences, 1 Older Barn for Livestock Shelter, Excellent Home Site with Access to Rural Water. This farm carries 148 Acres of Cropland According to FSA Records, which would be put in Row Crop Production with Minimal Upbringing. **Taxes:** \$553.68/year

Tract 2 - 382 Acres +/- of Farmland Located just South of Tract 1 with approx. 296.37 Cropland Acres, mostly Tiled and Terraced. At present there is approx. 212.8 in Corn and Soybean Production in 2021, with some Winter Wheat wowed back for Harvest in 2022 Season, Exact Acres will be Determined from Tenant. **Note:** New Owner(s) will Reimburse 2021 Tenant for Seed, Input and Cost at Day of Closing. There is 54.35 Acres in Grass for Hay and Livestock Grazing with the balance in Draws and Open Timber, Excellent Hunting. **Water:** 1 Large Lake and 2 Small Ponds, Access to Rural Water. **Improvements:** 1 Upgraded Barn with New Steel Siding and Roof, and 1 Older Wooden Barn for Livestock Shelter or Load-out Area. **Taxes:** \$1,141.12

Tract 3 - 145 Acres +/- Located just South of Tract 1 & 2, with 78.24 of Cropland, which at present has approx. 35.3 Acres in Corn Production with 42.9 Acres in Grass. **Water:** 1 Pond, Rural Water. **Taxes:** \$980.77

Rental Home: Older 2 Story Home Updated in Past 5 Years. Featuring 3 Bedroom, 2 Full Baths, Nice Kitchen, Dishwasher, Main Floor Laundry Room and a Bonus Room for Office or Bedroom. Attached Single Car Garage with Opener and 1 - Detached 30'x50' Open Sided Machine Shed for Smaller Implements or Carport Area. Long Range Country Views. All 3 Tracts bordering State Hwy 169 for easy access. Call for Home Rental Information.

Improvements: Approximately a 40'x60' Livestock Machinery Storage and Loading Shed by Morton. 2 - Sliding Entry Doors, 12 ft. Some Livestock Richie Waterers, 1 - Older Style 2300 bu Grain Bin w/ drying Floor. 1 - Older Style 30'x40' Metal Shed with Side Entry Door and 1 Large 14'x 12' Sliding Entry Door to the North, Plumbed with Electricity, some Concrete. Some Cross Fencing for Livestock Rotation.

Rock Quarry: There is a Working Rock Quarry which is leased to Norris Quarries, LLC with Transferable Lease to new owners at the time of closing. For complete information on Lease Agreement, contact Younger Auction Company at 660-541-1977, ask for Mark.

TERMS: 10% Down per tract, of good faith, non-refundable Money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days when full possession will be given. **Visit website for full terms and soil type information.**

Patsy L Lawson Revocable Trust



Mark Younger, Auctioneer

660-541-1977

Email: yac@youngerauction.com

For complete listings and more pictures visit our website

WWW.YOUNGERAUCTION.COM