BOYD HARRIS Companies, Inc.
Boyd Harris, ALC **573-682-6500**
1397 East Hwy 22 | Centralia, MO 65240

RP LAND CO.
Brad Leverett **573-721-2029**
Ryan Pruel **636-295-0706**
PO Box 185 | Truxton, MO 63381

AUDRAIN COUNTY REAL ESTATE AUCTION

159.3 ACRE

Audrain Road 832, Mexico, MO
(Off Route JJ, Southeast of Mexico)

FEATURES

- Quality Audrain Co. Crop Land
- Beautiful 14 Acre Lake
- 5 Miles From Mexico
- Free to Farm or Accept Lease
- Full Broker Co-operation

ON-LINE BIDDING
proxibid.com/boydharriscompanies

MORE INFORMATION
landwatch.com; landsofamerica.com;
landandfarm.com; boydharris.org.

AUCTION DETAILS

Full Broker Co-operation. Contact agent for details.

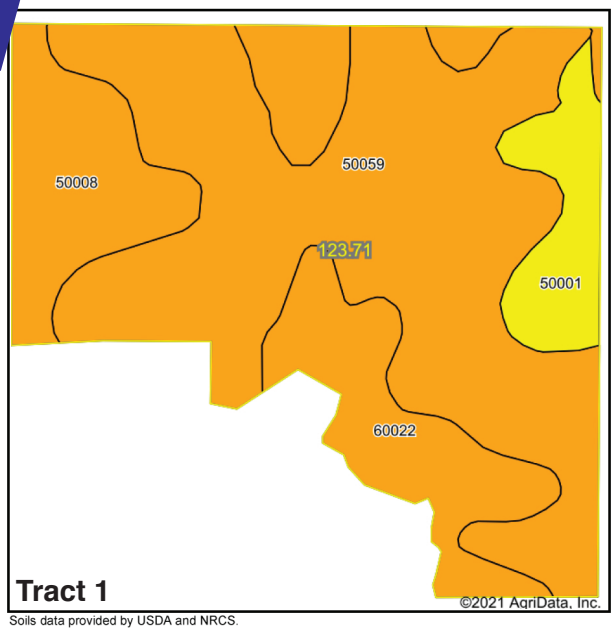
Thursday
April 29, 2021
6:30 p.m.

Audrain County 4-H Center
21509 Hwy D
Mexico, MO 65265

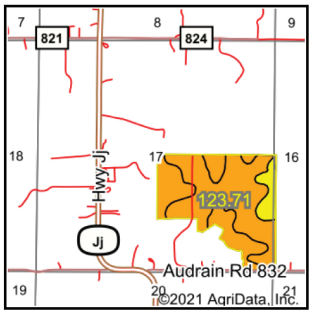
AUCTION PREVIEW **- Thursday, April 15, 2021 | 5:30 p.m.**

TRACT 1

- 124.1 Acres
- Good Quality, gently rolling, prairie crop land
- FSA identifies 100.32 tillable acres
- The farm lays high on the east side and rolls gently the west
- There are two ponds in the field
- Access is from a field entry on the east side of the farm or an easement over the lake dam on the west side
- The farm is improved with 32' x 56' Morton pole shed, open to the south and an 18' x 46' Morton pole shed, open to the south
- Both sheds have sliding doors on the ends



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Audrain**
Location: **17-50N-8W**
Township: **South Fork**
Acres: **123.71**

RP LAND CO.
Phone: **(636) 295-0706**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	73.02	59.0%		IIIe	72	72	62	53
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	23.27	18.8%		IIIe	60	60	56	49
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	17.48	14.1%		IIIe	62	62	59	52
50001	Armstrong loam, 5 to 9 percent slopes, eroded	9.94	8.0%		IVe	68	68	60	50
					Weighted Average	***n 68**	***n 68**	***n 60.3**	***n 51.9**

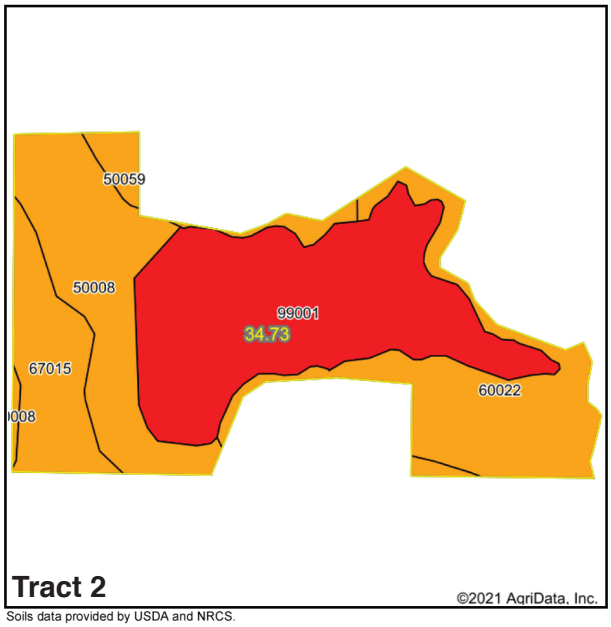
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 1 Photos

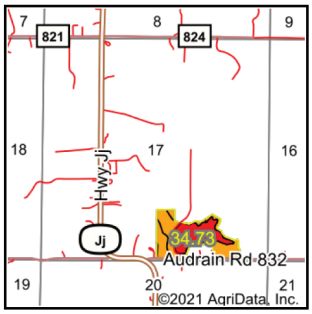
AUCTION THURSDAY APRIL 29, 2021 | 6:30 P.M.

TRACT 2

- 35.2 Acres
- Highlighted by a 14 Acre lake
- Wooded land on the west side for hunting, below the lake dam
- FSA identifies 1.44 acres tillable and 1.67 acre hay land, on the east end; a bit of income and a nice grassy area for your new home.



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Audrain**
Location: **17-50N-8W**
Township: **South Fork**
Acres: **34.73**

RP LAND CO.
Phone: **(636) 295-0706**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MO007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
99001	Water	14.34	41.3%		VIII				
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	7.49	21.6%		IIIe	60	60	56	49
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	7.34	21.1%		IIIe	62	62	59	52
67015	Belknap silt loam, 1 to 3 percent slopes, frequently flooded	4.19	12.1%		IIIw	62	62	54	60
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	1.37	3.9%		IIIe	72	72	62	53
					Weighted Average	***n 36.4**	***n 36.4**	***n 33.5**	***n 30.9**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 2 Photos

CONTACT

BOYD HARRIS
573-682-6500

BRAD LEVERETT
573-721-2029

RYAN PRUEL
636-295-0706

PROPERTY

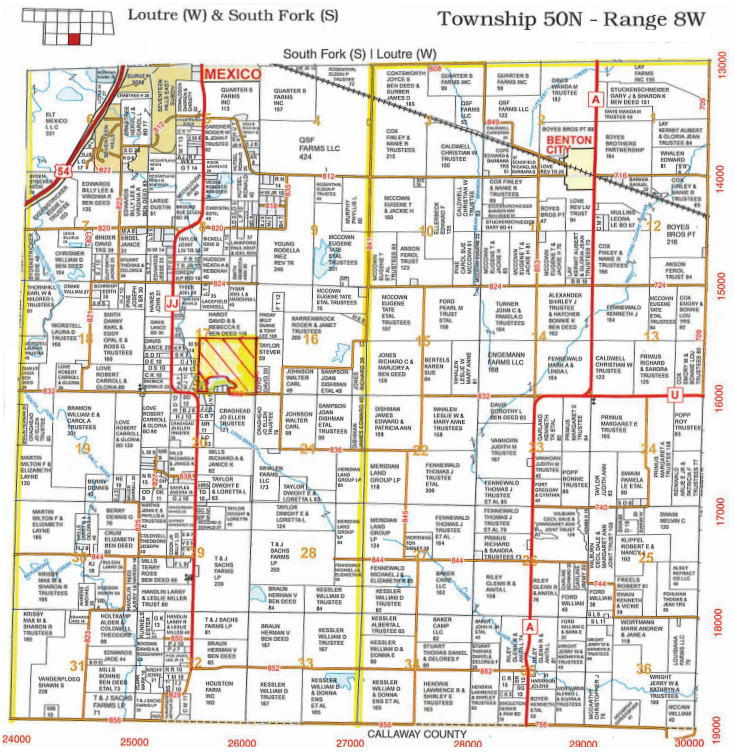
Location

FROM MEXICO, MO

- Go East on Highway 54 to Route JJ
- Then go South 4.4 Miles to Audrain Road 832
- Then go East ¾ of a mile to the property on the Left/North side of the road

FROM FULTON/COLUMBIA AREA

- From Interstate 70 at Kingdom City, go North on Highway 54 to Audrain Road 834 (just south of Mexico exit)
- Then go East 2 miles, jog north on Road 815
- Then go East on Road 832 for 2 miles, cross over Route JJ
- Then continue East off the curve on Road 832 to the property



FSA Data

Farm Number: 1565

Tillable Acres: 107.01

Taxes

Parcel Number: 25-4-17-0-000-016.000

Assessed Value: $10,230

Taxes: $648.21 for total property.
Will be split by assessor.

AUCTION TERMS

MINERALS – All Mineral Interests Owned by the Seller, if Any, will be Conveyed to the Buyer.

TAXES – Real Estate Taxes for the current tax year will be pro-rated to the date of closing.

CONDITIONS – This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an AS IS-WHERE IS basis with no warranties or guarantees, expressed or implied, by the Seller or Boyd Harris Companies, Inc./Boyd Harris Realtors and Auctioneers, nor any associated marketing firm.

POSSESSION – Possession shall be given at Closing, on May 31, 2021, subject to any leases, or at such other date as may be agreed upon. Buyer will have the option to accept a pending lease or to operate the farm themselves. By agreement with Seller, Buyer may be able to enter property prior to closing for spring planting.

EARNEST PAYMENT – An earnest money payment in the amount of 10% of the final auction bid price/contract price, shall be due upon execution of the sales contract. This will be held by Audrain County Title Company. The payment may be in the form of a personal check, cashier's check, or wire transfer, but must be negotiable funds.

CONTRACT/TITLE INSURANCE – Immediately upon conclusion of the auction, the High Bidder will enter in to a real estate contract and deposit with Audrain County Title Company, the required earnest money payment. The Seller will provide an Owner's Policy of Title Insurance in the amount of the contract price. The cost of the title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by both Seller and Buyer.

CASH SALE – The auction is not contingent upon the Buyer's financing. While a lender may be involved, the Buyer must have those arrangements in place prior to bidding.

CLOSING – The closing date will be May 31, 2021, or such other date as may be agreeable to all parties. The balance of the purchase price will be due in full at that time in guaranteed funds, bank draft, or wire transfer to the closing agent/title company.

BUYER PREMIUM /REPRESENTED BUYER – A 2% Buyer's Premium will be added to the final bid price and included in the total real estate sales contract price that is due and payable from the Buyer(s). This will only be charged to represented buyers and will serve as compensation to the Buyer's Agent.

BROKER CO-OPERATION – Boyd Harris Companies, and RP Land Company, are offering full brokerage cooperation on this auction. The Buyer's Premium will serve as compensation to the Buyer's Agent. Contact auction company/listing agent for details on registering a Buyer.

SALE METHOD – The property will be offered in 2 tracts. All bids are open for advancement until the Auctioneer announces that the bidding has ceased and the real estate is sold. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids may be accepted but are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. Tract 1 will be offered on a Per Acre basis and offered first. Tract 2 will be offered in Total Dollars and offered second.

APPROVAL OF BIDS – The final sale is subject to the approval of the Seller. The Seller may accept or reject the final bid price offered on any or all of the tracts.

AGENCY – Boyd Harris Companies, Inc. and RP Land Company, and their representatives, are acting as Transaction Brokers.

ANNOUNCEMENTS – Information provided herein was obtained from sources deemed reliable but Boyd Harris Companies, Inc and RP Land Company, nor the Seller, makes any guarantees or warranties as to its accuracy. All potential bidders are encouraged to inspect the property, its condition, and to rely on their own conclusions. It is strongly recommended that potential bidders make such inquiries and inspections PRIOR to Auction Day. All sketches, dimensions, and acreages are approximate or "more or less". ANY ANNOUNCEMENTS made on auction day by Boyd Harris Companies or RP Land Company will take precedence over any prior written, published, or verbal information provided or stated. Boyd Harris Companies, Inc and RP Land Company reserve the right to preclude anyone from bidding if there is any question as to the potential Bidder/ Buyer's credentials, fitness to bid, or ability to perform.

SELLER - John Hayhurst
(MO Real Estate Licensee)

BOYD HARRIS Companies, Inc.

RP LAND CO.