

KANSAS CITY AREA LAND AUCTION

Tuesday, March 30 • 5pm CST

INFORMATION BOOKLET

Cass County, Missouri

879[±]
Acres

Offered in 26 Tracts,
Combinations or
as a Whole

- 30 Miles South of Kansas City, Missouri
- High Percentage Tillable Acres • Irrigated Cropland
- 160,000 Bushel Grain Bin Set-Up Being Offered Separately

- Several Improvements Including 16,800 Sq. Ft. Shop
- Tracts Ranging from 5[±] to 167[±] Acres
- 5 House Tracts • Wooded Recreational Land



SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Owner: Receiver of Seba Bros Farms, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 26 individual tracts, any combination of tracts & as a total 879± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the receiver's acceptance or rejection.

EVIDENCE OF TITLE: Receiver shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Receiver shall provide a Receiver's Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION OF BARE LAND: Possession is at closing. Immediate access for farming activities prior to closing is available with an additional 10% down payment.

POSSESSION OF RESIDENCES: Possession is at closing, subject to the rights

of any tenants.

REMOVAL OF EQUIPMENT TRACTS 21,22,23, & 24: If not purchased in a combination with tract 25, shall be removed no later than May 10, 2021.

REAL ESTATE TAXES: Receiver will pay general real estate taxes and special assessments, if any, for the calendar year 2020. Buyer will pay all subsequent taxes and assessments.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Receiver disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: The depiction of tract boundaries and acreages are approximate & have been estimated based on available tax parcel data and aerial mapping.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or otherwise deemed appropriate in the Receiver's sole discretion. If a new survey is obtained, the survey will be sufficient to record the conveyance (but the type of survey will be determined by the Receiver) and the survey costs will be shared equally (50:50) by the Receiver and Buyer. Any survey of adjacent tracts purchased in combination will show the perimeter boundary but need not show interior tract lines.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives

are exclusive agents of the receiver.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the receiver or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the receiver or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The receiver & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

SCHRADER REAL ESTATE & AUCTION CO., INC. #AC63001504 #AU01005815

#AU09200182

260-244-7606 • 1-800-451-2709 • www.schraderauction.com

e-mail: auctions@schraderauction.com

BOOKLET INDEX

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**FSA & Title
Commitment are still
being processed! Once
available, the additional
documents will be
provided.**

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, MARCH 30, 2021
879 ACRES – CLEVELAND, MISSOURI

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com, no later than Tuesday, March 23, 2021.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
879± Acres • Cass County, Missouri
Tuesday, March 30, 2021

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, March 30, 2021 at 5:00 PM CST.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, March 23, 2021**. Send your deposit and return this form via email to auctions@schraderauction.com.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

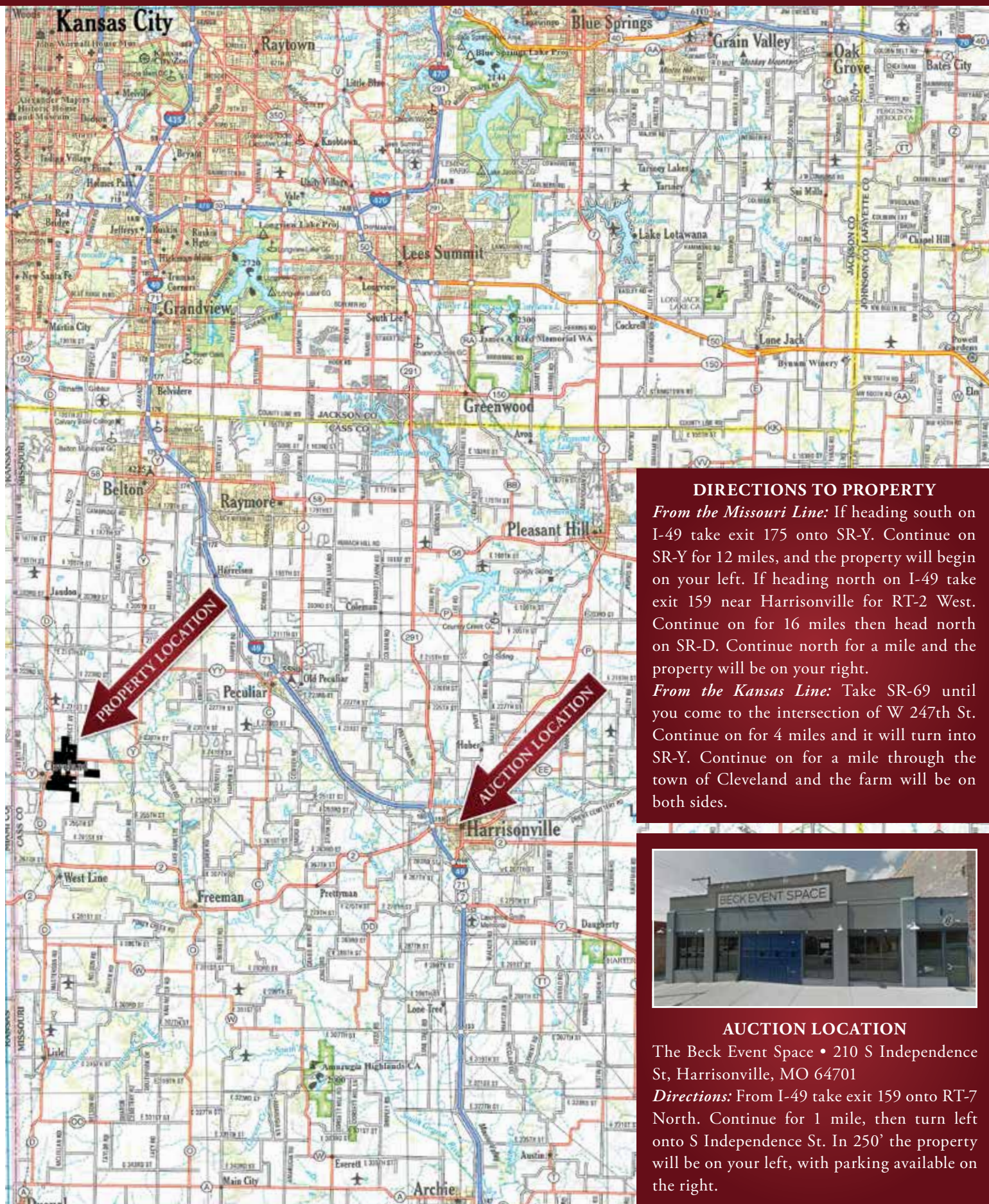
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION MAP, TRACT MAP & DETAILS

LOCATION MAP, TRACT MAP & DETAILS



DIRECTIONS TO PROPERTY

From the Missouri Line: If heading south on I-49 take exit 175 onto SR-Y. Continue on SR-Y for 12 miles, and the property will begin on your left. If heading north on I-49 take exit 159 near Harrisonville for RT-2 West. Continue on for 16 miles then head north on SR-D. Continue north for a mile and the property will be on your right.

From the Kansas Line: Take SR-69 until you come to the intersection of W 247th St. Continue on for 4 miles and it will turn into SR-Y. Continue on for a mile through the town of Cleveland and the farm will be on both sides.

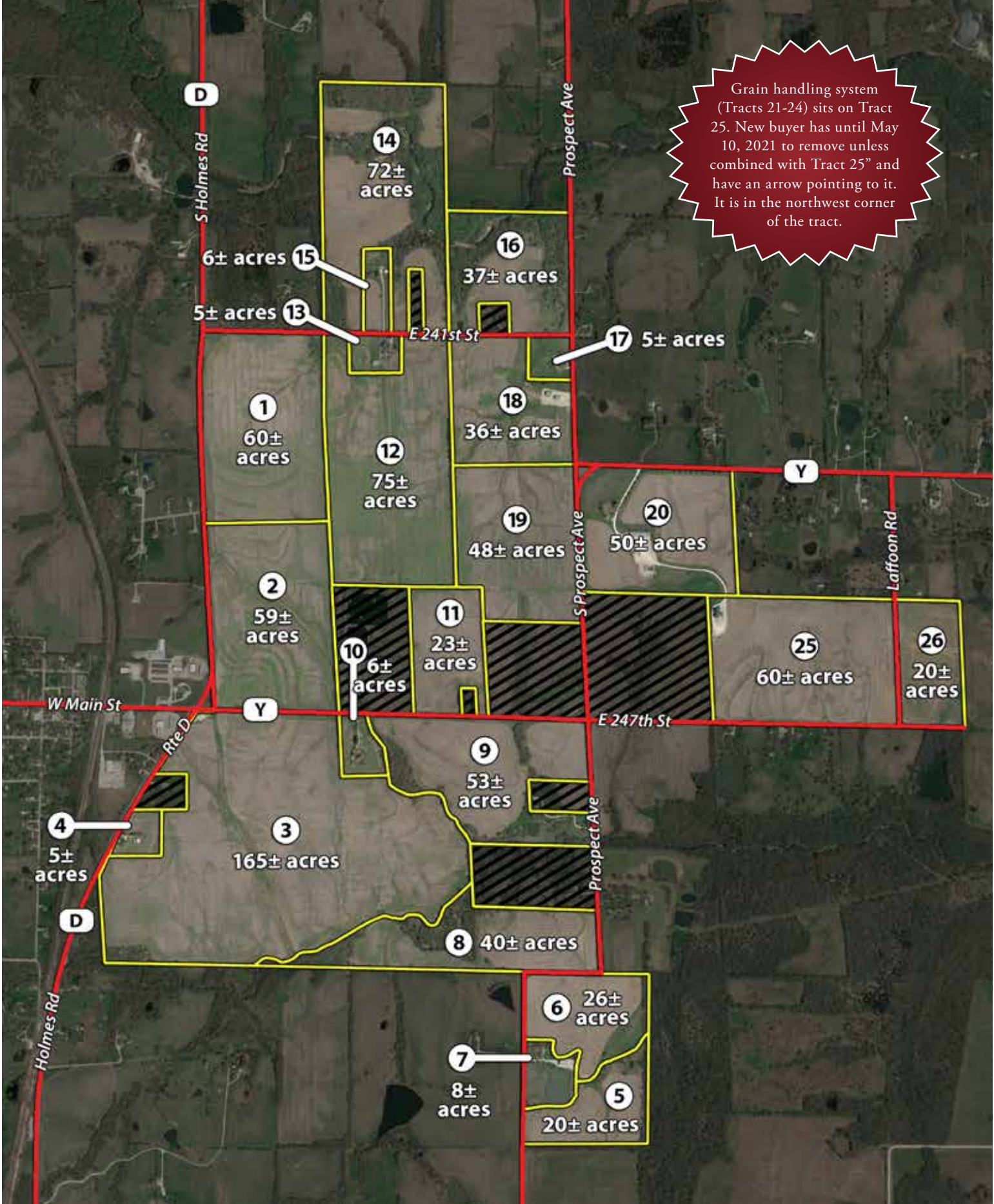


AUCTION LOCATION

The Beck Event Space • 210 S Independence St, Harrisonville, MO 64701

Directions: From I-49 take exit 159 onto RT-7 North. Continue for 1 mile, then turn left onto S Independence St. In 250' the property will be on your left, with parking available on the right.

LOCATION MAP, TRACT MAP & DETAILS



LOCATION MAP, TRACT MAP & DETAILS

TRACT	TOTAL ACREAGE	APPROX. TILLABLE	APPROX. WOODED	IMPROVEMENTS
1	60±	55	2.5	-
2	59±	52.5	-	-
3	165±	154	3	See Improvement Description
4	5±	-	-	See Improvement Description
5	20±	14.5	2	-
6	26±	20	1.5	-
7	8±	-	-	See Improvement Description
8	40±	14	15.5	-
9	53±	30.5	9.5	-
10	6±	2.5	-	See Improvement Description
11	23±	23	-	-
12	75±	67	0.5	-
13	5±	-	-	See Improvement Description
14	72±	26.5	39	See Improvement Description
15	6±	2	-	See Improvement Description
16	37±	9	23	See Improvement Description
17	5±	-	-	See Improvement Description
18	36±	24	-	See Improvement Description
19	48±	46	-	-
20	50	27.5	0.5	See Improvement Description
21	60'x30' 80,000 bushel grain bin being offered separately. Built in 2012.			
22	60'x30' 80,000 bushel grain bin being offered separately. Built in 2012.			
23	80' grain elevator leg being offered separately. 8,000 bushels/hour with single phase electric. All four drop pipes sell with the leg along with the two 6,000-bushel load-out hopper bins and super structure. Two hopper bins are 18' in diameter and 9-ring.			
24	Fairbanks weight scale being offered separately. 12'x75' with 8'x10' office.			
25	60	52	-	See Improvement Description
26	20	17.5	-	-

IMPROVEMENT DESCRIPTIONS

Tract 3 - 165± acres with Zimmatic 7-Tower Irrigation. City owns irrigation equipment, new buyer must reapply for use.

Tract 4 - 5± acres with 3 bed, 2 bath, ranch-style home that contains 1,456 sq. ft. The home has a full basement and 2-car basement garage. There is a shingle roof and vinyl siding. Renovated in 2014 with new floors and appliances.

Tract 7 - 8± acres with 3 bed, 2 bath, 1,440 sq. ft. ranch style home. There is a full basement that is half finished, steel siding, and composition shingle roof. Home was renovated in 2009. Sits beside a beautiful 1.5-acre pond and has 10'x12' utility shed and 65'x78' gravel floor barn.

Tract 10 - 6± acres with 2 bed, 2 bath, 1.5-story home. 1,377 sq. ft. on partial basement, steel siding, and composition shingle roof. Built in 1930 and renovated in 1995 with electric and plumbing, new windows, central air and heat.

Tract 13 - 5± acres with 2 bed, 1 bath, 1,612 sq. ft. one story ranch-style home. Full basement and wood siding. Built in 1975 and remodeled in 2009. Also contains 20'x60' shed, 30'x60' barn, and 24'x36' barn.

Tract 14 - 72± acres with access to Massey Creek, proving for great recreational opportunities.

Tract 15 - 6± acres with a bungalow style home containing 1,064 sq. ft. Home has a full basement with a shingle roof and steel siding. Home was renovated in 2014 with new wiring, plumbing, and central HVAC.

Tract 16 - 37± acres with access to Massey Creek, proving for great recreational opportunities.

Tract 17 - 5± acres with 2 bed, 1 bath, one story home containing 1,705 sq. ft. Crawl space foundation, vinyl siding, and composition shingle roof. Also has 60'x48' shed.

Tract 18 - 36± acres that contains 60'x40' shed and 36'x60' shed.

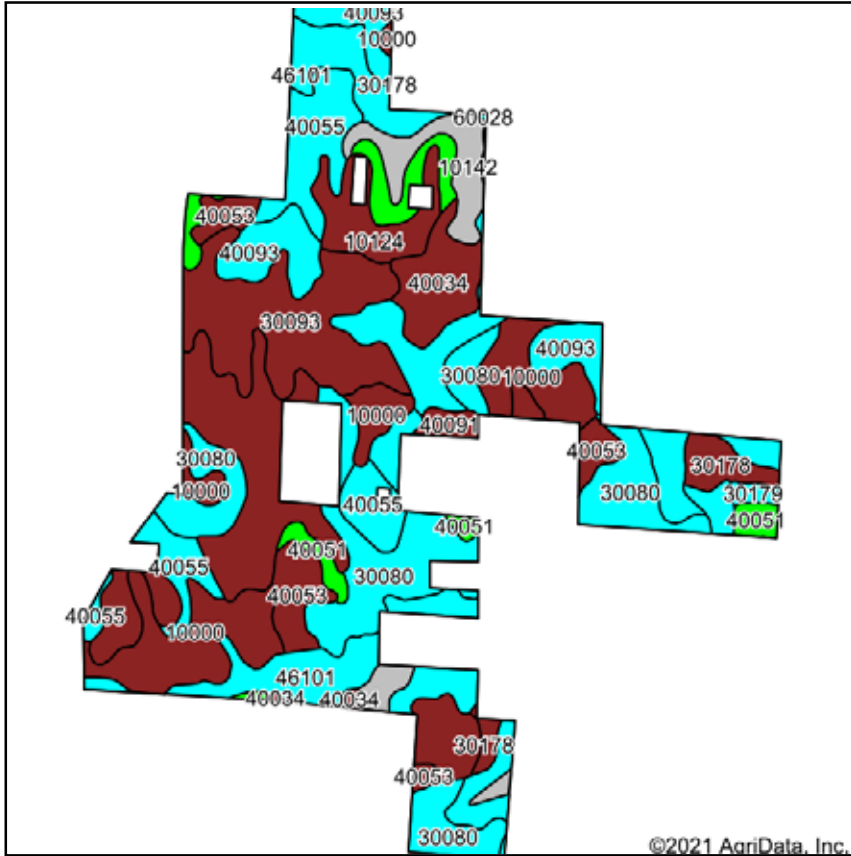
Tract 20 - 50± acres containing a 16,800 sq. ft. machine shed with concrete and gravel floors. Approximately 4,800 sq. ft. is insulated and heated with concrete floors. Has a restroom and pull-over maintenance pit.

Tract 25 - 60± acres with Zimmatic 5-Tower Irrigation. City owns irrigation equipment, new buyer must reapply for use.

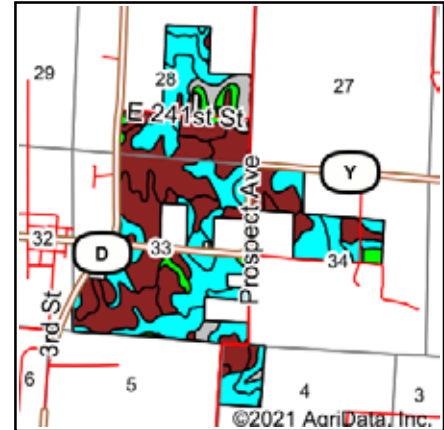
MAPS

SURETY SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **33-45N-33W**
 Township: **Union**
 Acres: **881.25**
 Date: **1/7/2021**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30080	Greenton silty clay loam, 5 to 9 percent slopes	132.87	15.1%		IIIe	54	45	52
10000	Arisburg silt loam, 1 to 5 percent slopes	114.35	13.0%		Ile	81	81	65
30093	Haig silt loam, 0 to 2 percent slopes	88.80	10.1%		IIw	76	76	66
40093	Summit silty clay loam, 5 to 9 percent slopes	83.51	9.5%		IIIe	70	65	60
10116	Sampsel silty clay loam, 2 to 5 percent slopes	72.08	8.2%		Ile	60	60	50
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	66.07	7.5%		IIIw	78	77	66
40055	Deepwater silt loam, 5 to 9 percent slopes	65.58	7.4%		IIIe	83	83	80
40053	Deepwater silt loam, 2 to 5 percent slopes	52.98	6.0%		Ile	85	84	81
40084	Oska silty clay loam, 5 to 9 percent slopes	41.55	4.7%		IIIe	61	61	43
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	35.85	4.1%		IVe	37	37	30
40034	Barco loam, 2 to 5 percent slopes	32.01	3.6%		Ile	60	56	48
40051	Coweta loam, 5 to 14 percent slopes	31.56	3.6%		VIIs	38	38	24
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	27.91	3.2%		Ile	76	76	61
30178	Polo silt loam, 2 to 5 percent slopes	17.71	2.0%		Ile	80	80	66
40091	Summit silty clay loam, 2 to 5 percent slopes	9.66	1.1%		Ile	69	66	61
40064	Eram silty clay loam, 5 to 14 percent slopes	4.76	0.5%		VIe	64	64	40
30179	Polo silt loam, 5 to 9 percent slopes	3.87	0.4%		IIIe	86	86	67
60028	Weller silt loam, 5 to 9 percent slopes, eroded	0.13	0.0%		IIIe	77	77	56
Weighted Average						*n 68.4	*n 66.3	*n 58.8

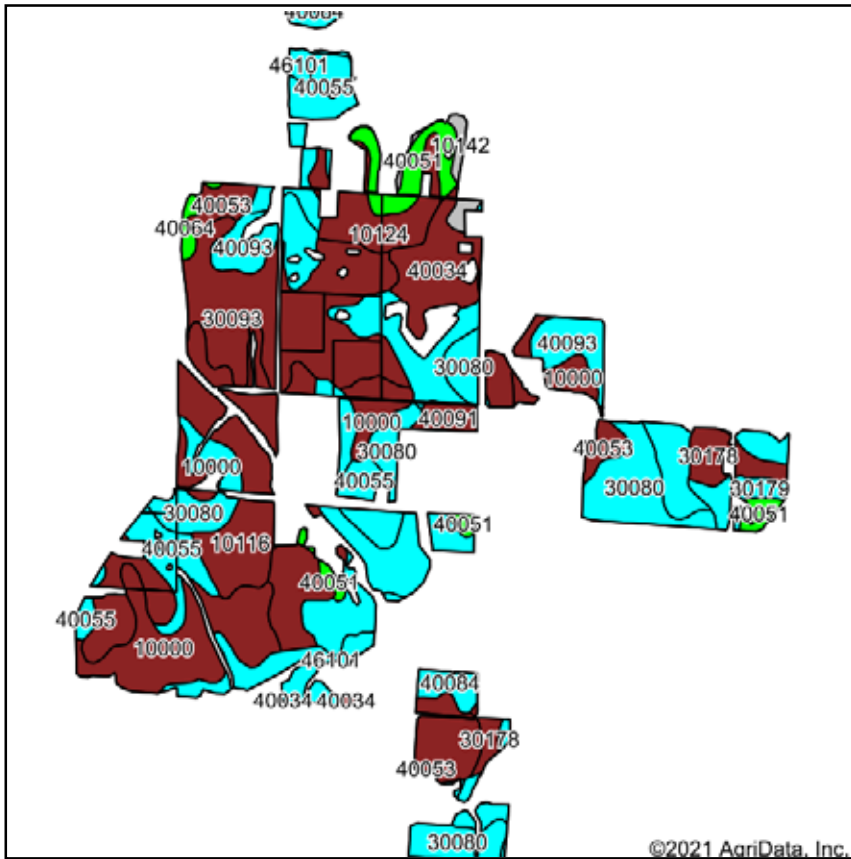
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

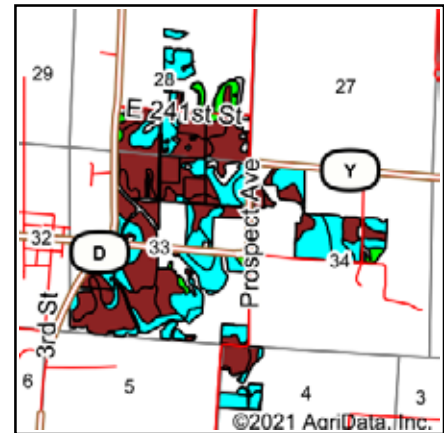
Soils data provided by USDA and NRCS.

TILLABLE SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **33-45N-33W**
 Township: **Union**
 Acres: **666.68**
 Date: **1/7/2021**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30080	Greenton silty clay loam, 5 to 9 percent slopes	110.92	16.6%		IIIe	54	45	52
10000	Arisburg silt loam, 1 to 5 percent slopes	93.29	14.0%		Ile	81	81	65
30093	Haig silt loam, 0 to 2 percent slopes	82.78	12.4%		IIw	76	76	66
40093	Summit silty clay loam, 5 to 9 percent slopes	70.37	10.6%		IIIe	70	65	60
10116	Sampsel silty clay loam, 2 to 5 percent slopes	55.14	8.3%		Ile	60	60	50
40055	Deepwater silt loam, 5 to 9 percent slopes	51.65	7.7%		IIIe	83	83	80
40053	Deepwater silt loam, 2 to 5 percent slopes	49.38	7.4%		Ile	85	84	81
40034	Barco loam, 2 to 5 percent slopes	25.97	3.9%		Ile	60	56	48
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	25.90	3.9%		IIIw	78	77	66
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	23.87	3.6%		Ile	76	76	61
40051	Coweta loam, 5 to 14 percent slopes	23.10	3.5%		Vls	38	38	24
40084	Oska silty clay loam, 5 to 9 percent slopes	18.34	2.8%		IIIe	61	61	43
30178	Polo silt loam, 2 to 5 percent slopes	15.70	2.4%		Ile	80	80	66
40091	Summit silty clay loam, 2 to 5 percent slopes	7.54	1.1%		Ile	69	66	61
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	5.72	0.9%		IVe	37	37	30
30179	Polo silt loam, 5 to 9 percent slopes	3.86	0.6%		IIIe	86	86	67
40064	Eram silty clay loam, 5 to 14 percent slopes	3.15	0.5%		Vle	64	64	40
Weighted Average						*n 69.7	*n 67.4	*n 60.3

*n: The aggregation method is "Weighted Average using all components"

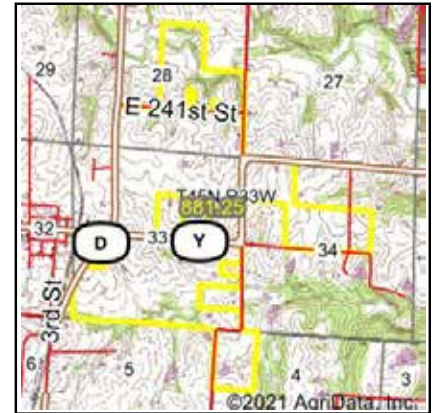
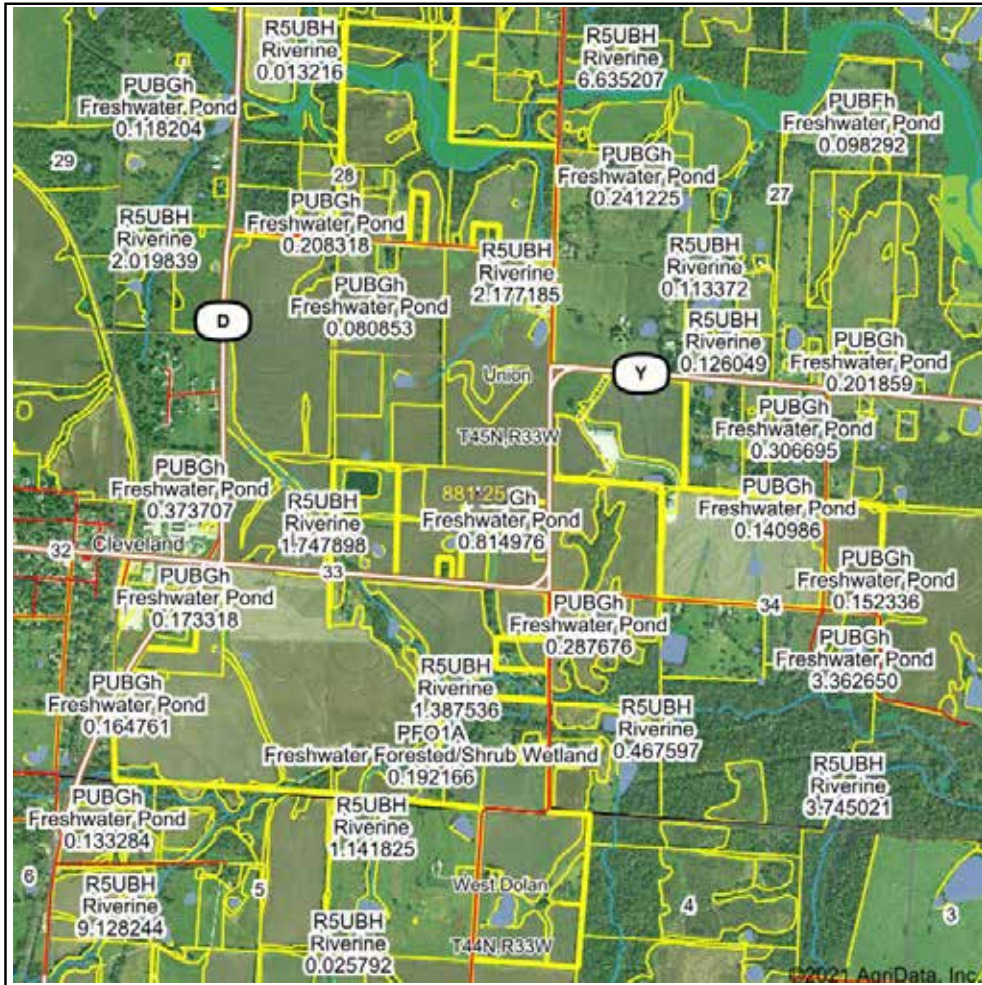
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP

Wetlands Map



State: **Missouri**
 Location: **33-45N-33W**
 County: **Cass**
 Township: **Union**
 Date: **1/7/2021**

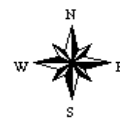


Maps Provided By:



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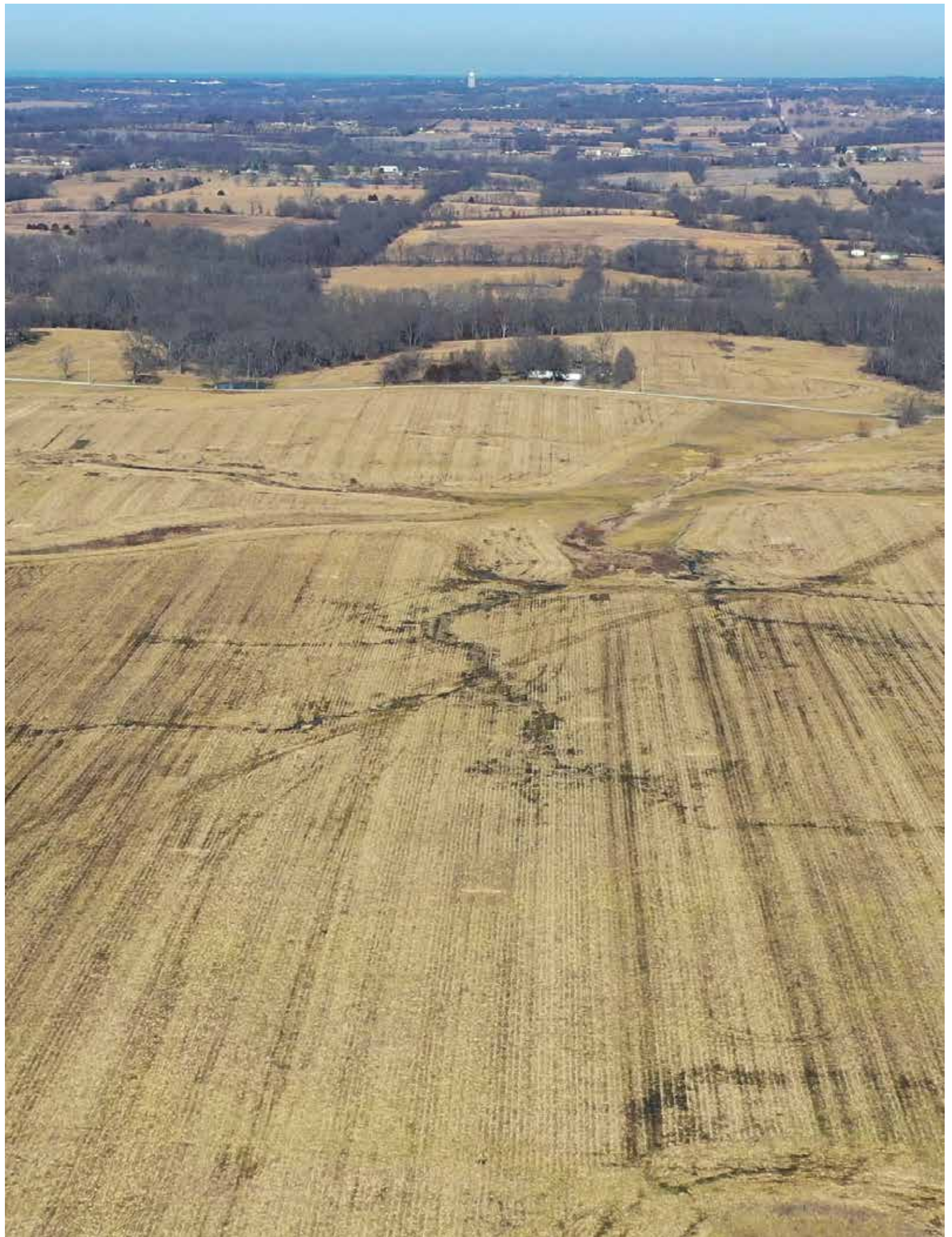
www.AgridataInc.com



0ft 2445ft 4891ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	15.87
PUBGh	Freshwater Pond	10.98
R5UBH	Riverine	5.77
PSS1A	Freshwater Forested/Shrub Wetland	2.62
R2UBG	Riverine	2.10
R4SBC	Riverine	1.49
PUBFh	Freshwater Pond	0.69
PEM1A	Freshwater Emergent Wetland	0.10
PSS1C	Freshwater Forested/Shrub Wetland	0.09
PEM1Fh	Freshwater Emergent Wetland	0.06
Total Acres		39.77

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



IRRIGATION INFORMATION

IRRIGATION INFORMATION

City Water Communications



Luke Schrader <luke@schraderauction.com>

Irrigation Information from City of Cleveland

1 message

Tasneam Nawaz <cleveland1@fairpoint.net>

Wed, Feb 10, 2021 at 3:10 PM

To: luke@schraderauction.com

Cc: RandyMaynard <watersup@fairpoint.net>, Dana Aksamit <acctclerkcleveland@fairpoint.net>

Sent on behalf of Water/Sewer Superintendent:

Please see attached the copy of irrigation contract. City of Cleveland owns irrigation pump at City sewer lagoon, City also owns Zimematic towers on tract#3 and tract#25; New owner of land would have to sign a lease with the City to use it. Water supply comes from City's polishing cell at the lagoon. Water can only be dropped to a 3 feet minimum level before irrigation must stop.

Please feel free to contact Randy Maynard should you have further questions regarding this.

Thank you

Tasneam Nawaz, MRCC

City Clerk, Cleveland, MO 64734

Ph: (816) 618-3412

Fax: (816) 618-3243

Email:cleveland1@fairpoint.net

Pop.661 4th Class City

IRRIGATION INFORMATION

City Water Contract

IRRIGATION AGREEMENT BY AND BETWEEN THE CITY OF CLEVELAND, MISSOURI AND SEBA BROS. FARMS, INC.

This Irrigation Agreement, entered into this 6th day of August, 2013 (the "Effective Date"), between the CITY OF CLEVELAND, MISSOURI, hereinafter referred to as "**City**" and SEBA BROS. FARMS, INC., a Missouri corporation, hereinafter referred to as "**Owner**".

WITNESSETH:

WHEREAS, City constructed a wastewater treatment system in the Southwest Quarter of the Northeast Quarter of Section 33, Township 45 North, Range 33 West, Cass County, Missouri, and

WHEREAS, it is necessary, from time to time, to reduce the accumulation of wastewater in said treatment system wastewater storage basin, which water may be utilized for agricultural irrigation purposes, and

WHEREAS, on December 17, 1991, the City and Owner entered into an agreement whereby the Owner agreed to utilize such wastewater accumulation for the irrigation of its land and the City agreed to operate and maintain the irrigation system ("Original Irrigation Agreement"), and

WHEREAS, the Original Irrigation Agreement has expired and the parties wish to enter into this Irrigation Agreement in order to continue the operation, maintenance and use of the wastewater system.

NOW, in consideration of the mutual benefits and covenants herein contained, the parties agree as follows:

1. Wastewater Acceptance: Owner agrees to accept wastewater from City to be applied to approximately 132.5 acres of agricultural land for the purposes of irrigating same. Owner will determine when and how much irrigation needs to take place and agrees to irrigate as much as practically possible. The parties agree and understand that during period of high precipitation irrigation would be impracticable and injurious to crop production and no irrigation will take place at such time. Owner further agrees to do nothing so as to cause wastewater to be drawn from the wastewater treatment system below the permissible point of withdrawal. Owners would have no liability for drawing the wastewater below the permissible point unless their actions are willful and wanton.

2. Land Description: Owner acknowledges that it is the sole owner of two parcels of land, one with approximately 42.5 acres and one with approximately 90 acres which are to be irrigated under the terms of this agreement. The legal descriptions of the two parcels of land are attached hereto and made a part hereof as Exhibit "A".

IRRIGATION INFORMATION

City Water Contract

3. Operation and Maintenance: City has provided the irrigation equipment and appurtenances complete, including pump, irrigation force main and center pivot pads. The City and the Owner will each pay one-half (1/2) of the fuel and oil expense of operating the irrigation system. All other maintenance expenses, including labor and materials for repairs and replacement, and insurance will be the responsibility of the City. Managing and operating the irrigation system will be the responsibility of the Owner.

4. Ownership of Irrigation Equipment: Ownership of the entire irrigation system shall be and remain in the name of the City of Cleveland. At the end of the term of this irrigation agreement, if the City should decide to sell said irrigation equipment, the Owners of the irrigation lands herein described shall have the right of first refusal to purchase the irrigation equipment at such price as the City may offer it for sale. The right to purchase the equipment shall be proportionate to the respective ownership of the lands to be irrigated. Owner shall be granted 20 days notice in writing of the City's intention to sell said irrigation equipment and the terms of said sale. Owners may exercise their right to purchase by either mailing via U.S. Mail with postage prepaid to the Mayor of the City of Cleveland a notice of acceptance or by hand delivering same to the Mayor within said 20 day period.

5. Equipment Replacement: City shall provide replacement of the irrigation system as required and determined by the City. "Replacement" shall mean expenditures for obtaining and installing equipment, accessories, or appurtenances which are necessary during the useful life of the system to maintain the capacity and performance for which the system was designed and constructed. In the event that City and Owner do not agree as to whether or not a particular piece of equipment needs to be replaced, City agrees to request a representative of the Department of Natural Resources to examine same and make a recommendation. If at any time Owner requests that a piece of equipment be replaced and the Department of Natural Resources representative recommends that it be replaced and the City fails to do so, such shall be cause to allow Owner to withdraw from this agreement.

6. Easements: Owner gives and grants to City an easement on and through the herein described lands for the installation, maintenance, repair, replacement and removal of the irrigation supply pipelines.

7. Term: The terms of this Irrigation Agreement shall be for a period of five (5) years from the Effective Date ("Initial Term") and shall automatically renew for four (4) additional five (5) year terms ("Extension Term"), upon the same terms and conditions, unless the Owner notifies the City in writing of its intent not to renew this Contract at least ninety (90) days prior to the expiration of the existing Term.

8. Warranty of Title: Owner covenants to and with City that subject to easements, restrictions and liens of record, Owner is lawfully seized and possessed of the lands and has a good and lawful right and power to enter into this agreement.

IRRIGATION INFORMATION

City Water Contract

9. Covenants by City: City covenants to and with Owner as follows:
- a. That City will maintain system in accordance with Department of Natural Resources regulations and all water quality control standards of the State of Missouri.
 - b. That City will cause the wastewater to be tested at least monthly during the growing season and when advised by Owner immediately prior to Owner's beginning to take water from the wastewater storage basin and City will furnish a copy of the reports to Owner.
 - c. City further agrees to indemnify the owner against all actions, claims or demands for damages of any kind whatever which may arise because of any pollutants or anything else that may be in the waters or alleged to be in the waters which are used for irrigation from the City's wastewater treatment system. In addition, City agrees to indemnify Owner for any losses to crops caused by the wastewater used in the irrigation project other than for any negligence of the Owner. The City is further not indemnifying the Owner as to any lawsuits or actions growing out of chemicals which the Owner has placed upon the crops or upon the lands.
 - d. City further agrees to obtain a general liability insurance policy and to name Owners as additional named insureds relative to the operation of the wastewater irrigation facility.

10. City agrees to designate the wastewater superintendent of the City as the person to contact by the Owners in regard to any problems which may arise out of the operation of this contract.

11. Successors: This Agreement shall be binding upon the parties hereto and their heirs, successors and assigns and shall run with the land described in and set forth on Exhibit "A".

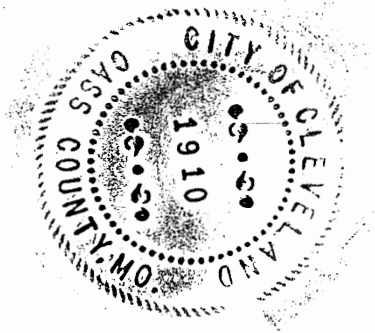
12. Recording: Upon execution of this Irrigation Agreement by both parties, the City shall record a copy of this Agreement with the Cass County Recorder of Deeds office at the City's expense.

IN WITNESS WHEREOF, the parties hereto have executed this Irrigation Agreement on the date and year noted above.

IRRIGATION INFORMATION

City Water Contract

CITY OF CLEVELAND	SEBA BROS. FARMS, INC.
By: <u>Patricia R. Masterson</u> Mayor	By: <u>David W. Seba</u> President
Attest: By: <u>Tasneem Nawaz</u> City Clerk	



IRRIGATION INFORMATION

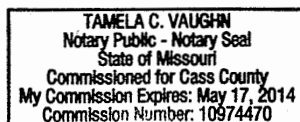
City Water Contract

STATE OF MISSOURI)
) ss.
COUNTY OF Cass)

On this 6th day of August, 2013, before me, the undersigned Notary Public appeared Patricia A. Masterson, to me personally known, who being by me duly sworn, did say that she is the Mayor of the City of Cleveland, Missouri, and that the seal affixed to the foregoing instrument is the seal of said municipal corporation and said instrument was signed and sealed on behalf of the City of Cleveland by authority of its Board of Aldermen, and said Mayor acknowledged that she signed said instrument as the free act and deed of the City of Cleveland.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in August the day and year first above written.

SEAL



Tamela C Vaughn
Notary Public

IRRIGATION INFORMATION

City Water Contract

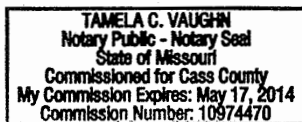
STATE OF MISSOURI)
) ss.
COUNTY OF Cass)

On this 16th day of August, 2013, before me, the undersigned Notary Public appeared David W. Seba, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and the said David W. Seba further declared himself to be President of Seba Bros. Farms, Inc.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in August the day and year first above written.

Tamela C. Vaughn
Notary Public

SEAL



IRRIGATION INFORMATION

City Water Contract

EXHIBIT A

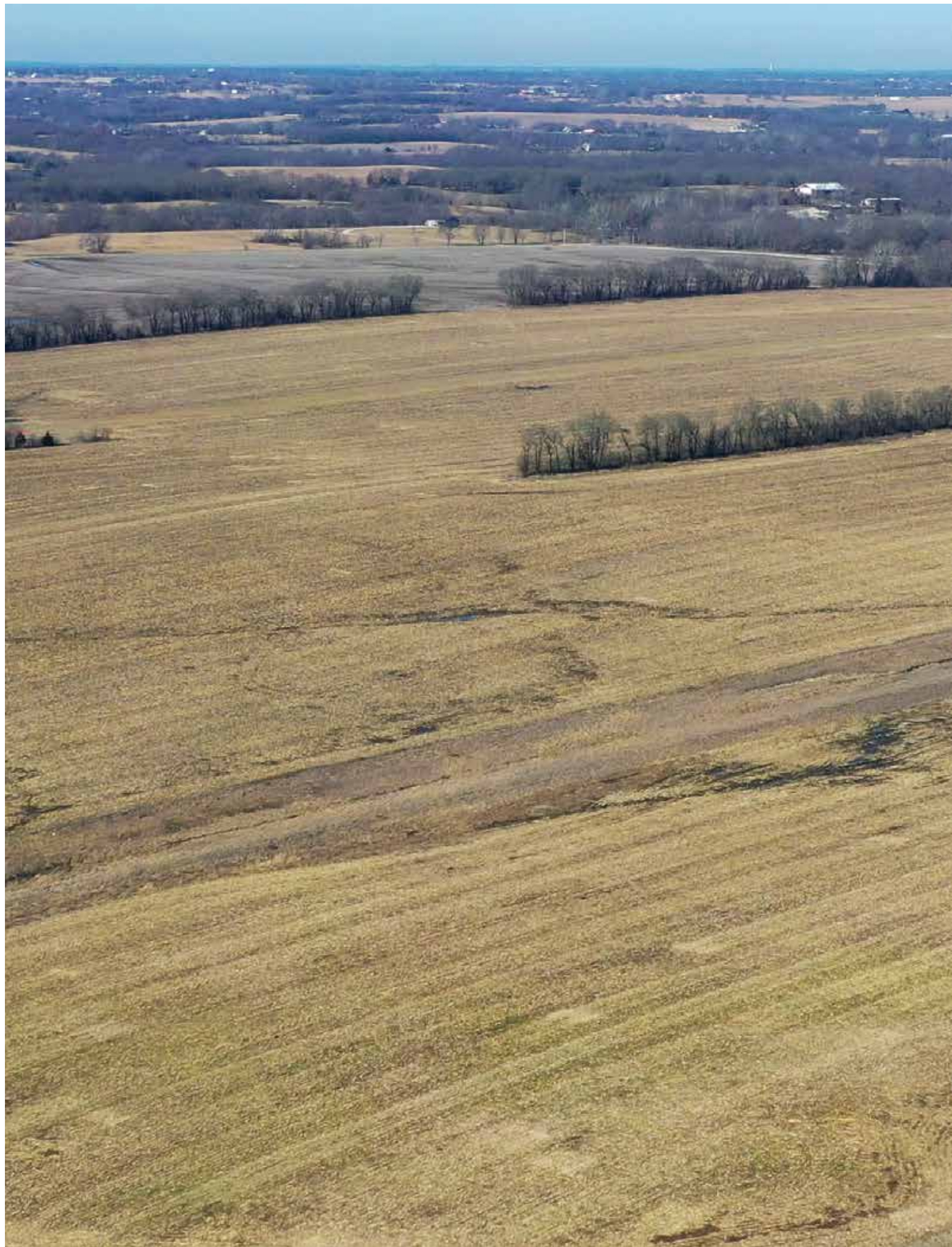
IRRIGATION PROPERTIES DESCRIPTIONS

Seba Bros. Farms, Inc. - Owner

The Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter, in Section 34, Township 45, Range 33, in Cass County, Missouri, except the Northwest Quarter of the Southwest Quarter of the Northeast Quarter thereof. Contains 71.1 acres, more or less, subject to the existing County Roads.

All that part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 45, Range 33, CASS COUNTY, MISSOURI, lying East of the centerline of Missouri State Route D (Holmes Road), as now located and establish, subject to that part thereof included in the right-of-way of said Route D.

Subject to easements, restrictions, reservations, and covenants, now of record, if any.



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Tract 1

Cass County

1/22/21, 10:16 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-28-000-000-014.000
Computer ID: 2572400
Deed Holder: SEBA BROS FARMS, INC
Property Address: E 241ST ST
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0146 USA
Class: AG LAND
Map Area: UNION RURAL
Plat Map: 1826/178
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: SE SW 1826/179
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$8,450	\$0	\$0	\$0	\$8,450
Building	\$0	\$0	\$0	\$0	\$0
Total	\$8,450	\$0	\$0	\$0	\$8,450
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,010	\$0	\$0	\$0	\$1,010
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,010	\$0	\$0	\$0	\$1,010

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$8,450	\$0	\$0	\$0	\$8,450
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$8,450	\$0	\$0	\$0	\$8,450
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$8,920	\$0	\$0	\$0	\$8,920
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$8,920	\$0	\$0	\$0	\$8,920

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	5.000	2,025.00
Grade 5 - Missouri Soil Grade 5	29.000	5,539.00

COUNTY TAX INFORMATION

Tract 1

Cass County

1/22/21, 10:16 AM

Grade 6 - Missouri Soil Grade 6

6.000

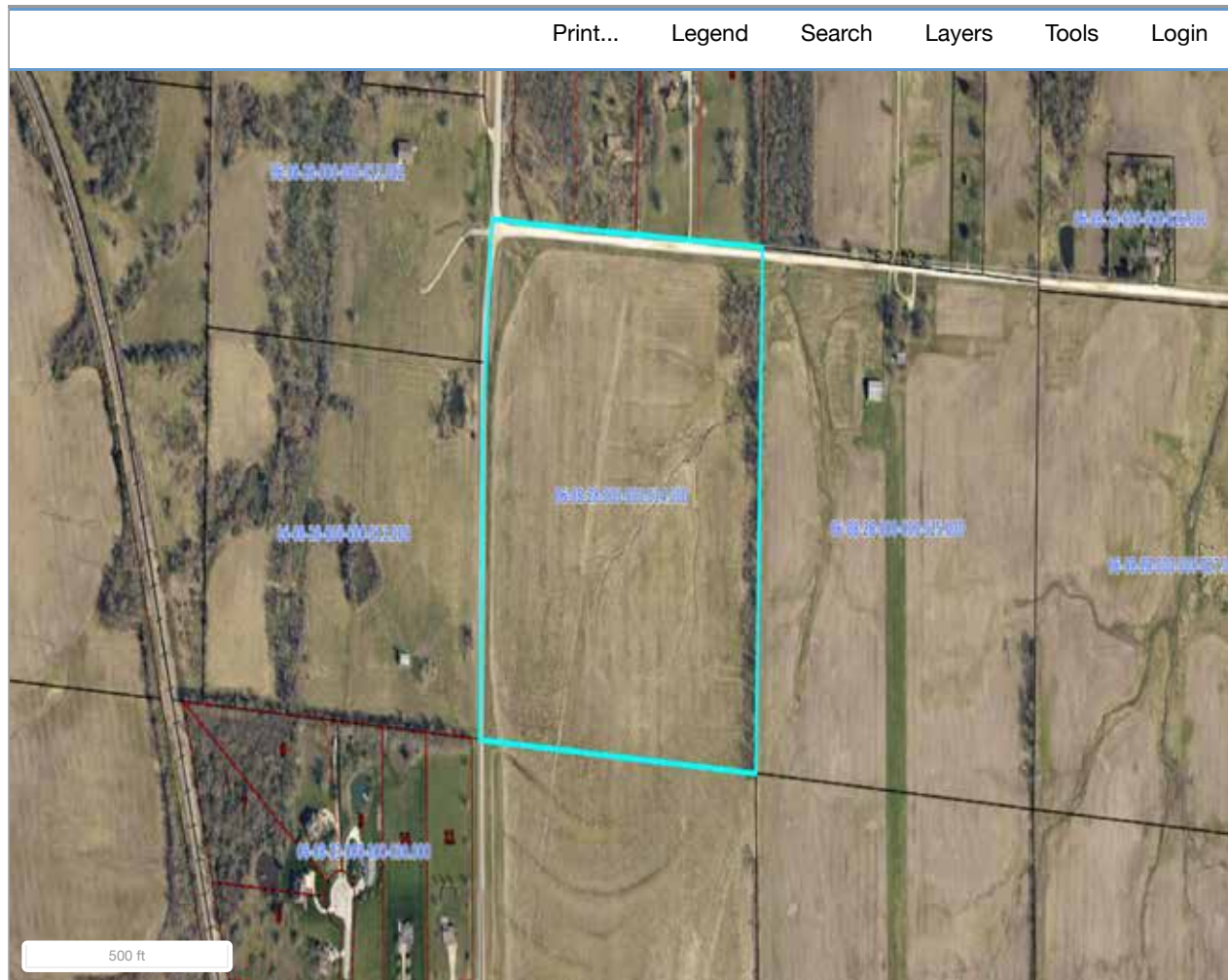
882.00

Averaged Taxable CSR: 211.150

Total Acres: 40.000

Net CSR Points: 8,446.00

GIS Map Information



COUNTY TAX INFORMATION

Tracts 1 & 2

Cass County

1/22/21, 10:16 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-003.000
Computer ID: 2578400
Deed Holder: SEBA BROS FARMS, INC
Property Address: S STATE ROUTE Y
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0146 USA
Class: AG DWELLING
Map Area: UNION CTY CLEVELAND
Plat Map: 1826/178
Subdivision: NONE
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: E2 NW
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$32,080	\$0	\$0	\$0	\$32,080
Building	\$0	\$0	\$0	\$0	\$0
Total	\$32,080	\$0	\$0	\$0	\$32,080
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$3,850	\$0	\$0	\$0	\$3,850
Building	\$0	\$0	\$0	\$0	\$0
Total	\$3,850	\$0	\$0	\$0	\$3,850

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$32,080	\$0	\$0	\$0	\$32,080
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$32,080	\$0	\$0	\$0	\$32,080
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$32,080	\$0	\$0	\$0	\$32,080
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$32,080	\$0	\$0	\$0	\$32,080

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	79.200	32,076.00
		Averaged Taxable CSR: 405.000

COUNTY TAX INFORMATION

Tracts 1 & 2

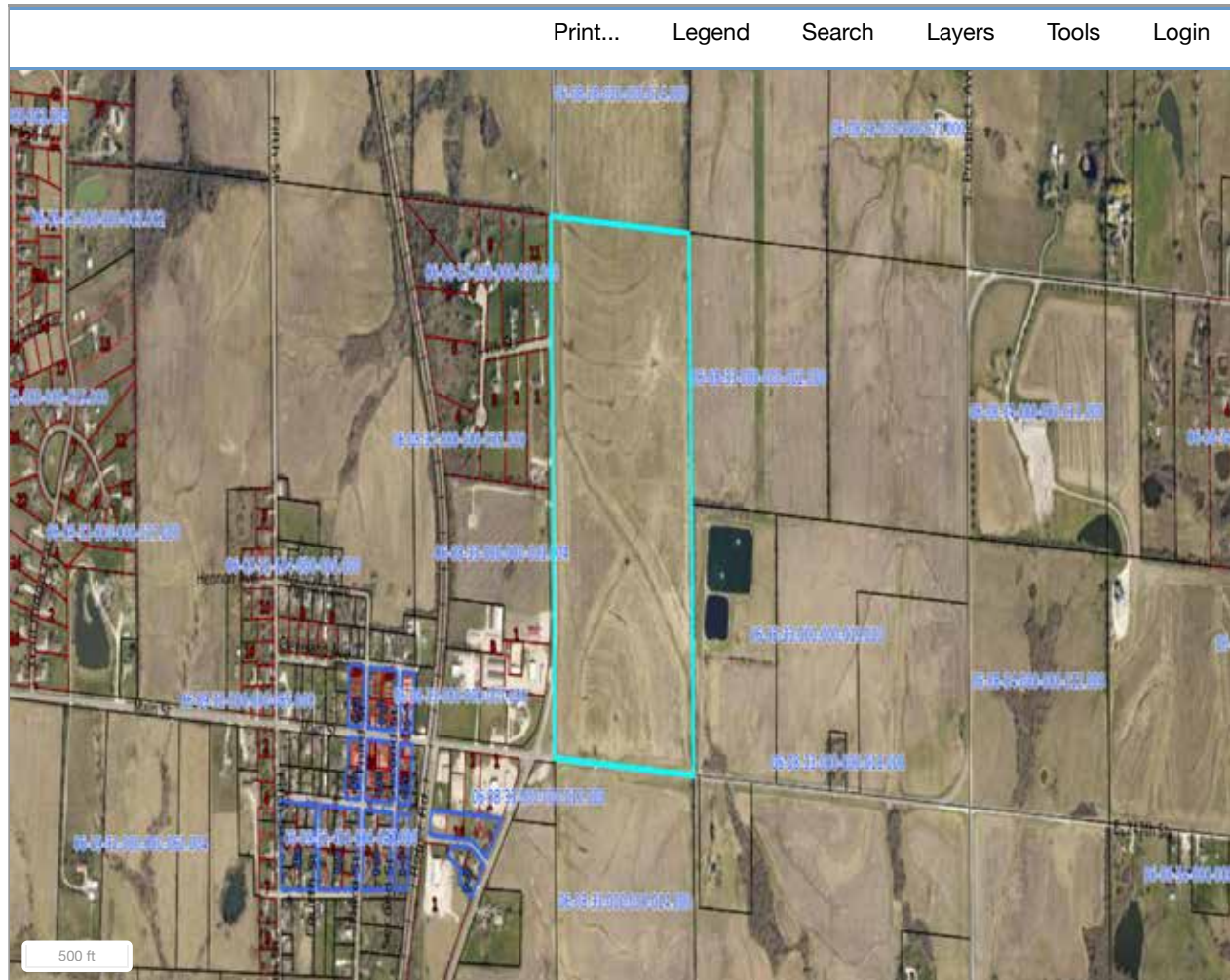
Cass County

1/22/21, 10:16 AM

Total Acres: 79.200

Net CSR Points: 32,076.00

GIS Map Information



COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:18 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-013.000
Computer ID: 2578800
Deed Holder: SEBA BROS FARMS, INC
Property Address: S STATE ROUTE D
CLEVELAND, MO 64734-0000
Mailing Address: 2111 STATE ROUTE Y
CLEVELAND, MO 64734-0146 USA
Class: AG DWELLING
Map Area: UNION CTY CLEVELAND
Plat Map: 1517/38
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: SW SW EX PT IN CITY
(NOT TO BE USED ON LEGAL DOCUMENTS)

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Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$14,640	\$0	\$0	\$0	\$14,640
Building	\$11,140	\$0	\$0	\$0	\$11,140
Total	\$25,780	\$0	\$0	\$0	\$25,780
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,760	\$0	\$0	\$0	\$1,760
Building	\$1,340	\$0	\$0	\$0	\$1,340
Total	\$3,100	\$0	\$0	\$0	\$3,100

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,640	\$0	\$0	\$0	\$14,640
Building Full Market	\$11,140	\$0	\$0	\$0	\$11,140
Total Full Market	\$25,780	\$0	\$0	\$0	\$25,780
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,650	\$0	\$0	\$0	\$14,650
Building Full Market	\$9,550	\$0	\$0	\$0	\$9,550
Total Full Market	\$24,200	\$0	\$0	\$0	\$24,200

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	3.000	1,935.00
Grade 4 - Missouri Soil Grade 4	31.000	12,555.00

COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:18 AM

Grade 6 - Missouri Soil Grade 6

1.000

147.00

Averaged Taxable CSR: 418.200

Total Acres: 35.000

Net CSR Points: 14,637.00

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Addition to Bldg	1	1960
▼ Addition to Bldg	1	1960
▼ Barn - Flat	1	1960

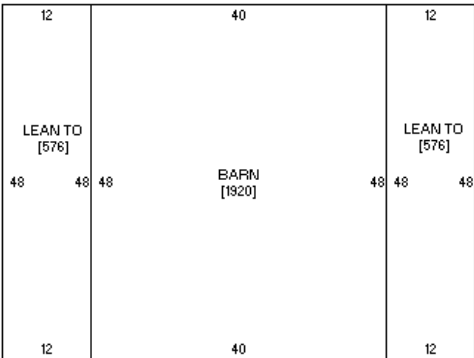
COUNTY TAX INFORMATION

Tract 3

Cass County

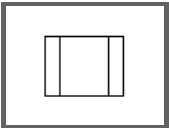
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Sketch



Sketch of Pin 06-08-33-000-000-013.000

1 / 1



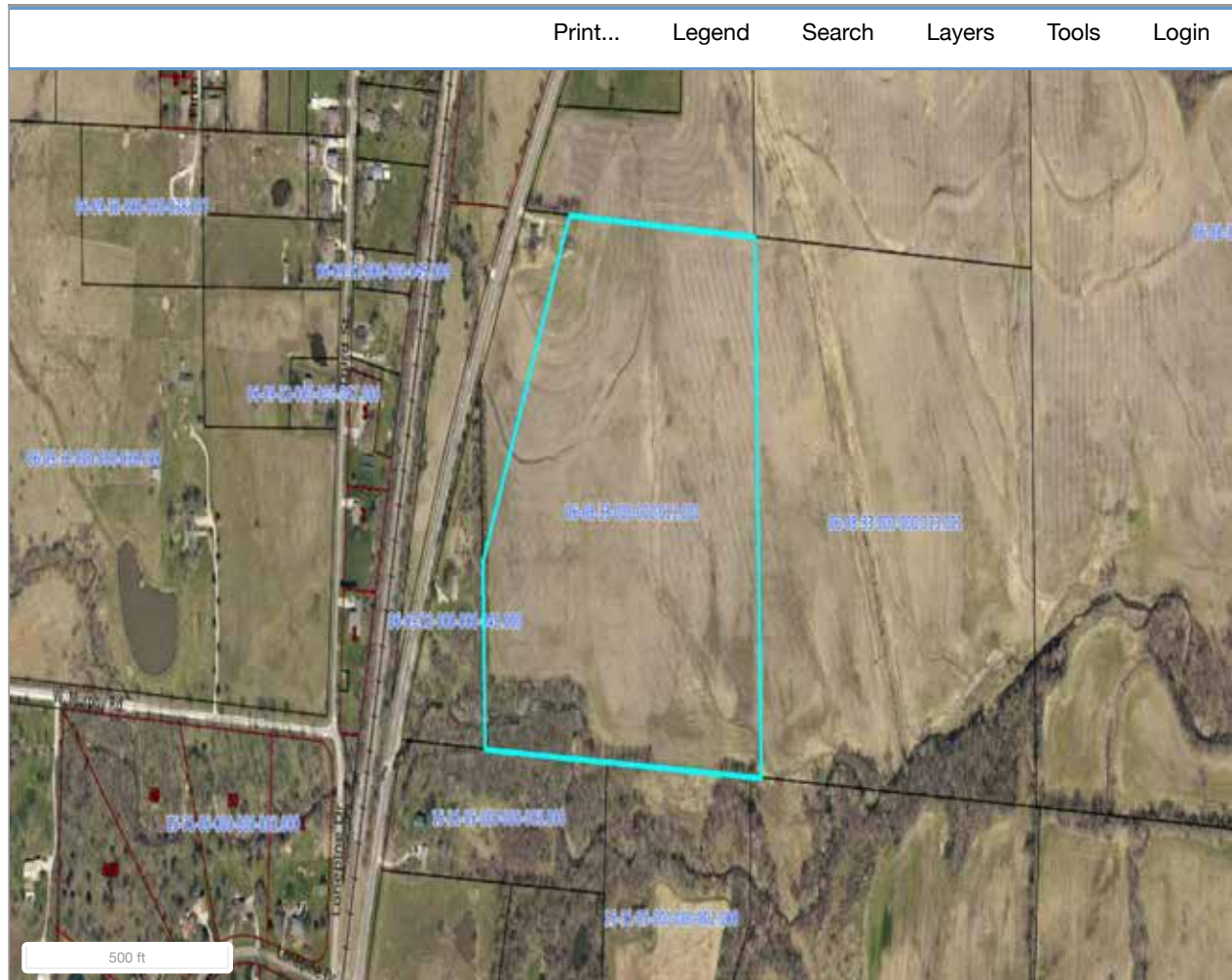
GIS Map Information

COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:18 AM



COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:19 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-014.000
Computer ID: 2578300
Deed Holder: SEBA BROS FARMS, INC
Property Address: E STATE ROUTE Y
CLEVELAND, MO 64734-0000
Mailing Address: 2111 STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 1599/178
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: NE SW
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$13,540	\$0	\$0	\$0	\$13,540
Building	\$0	\$0	\$0	\$0	\$0
Total	\$13,540	\$0	\$0	\$0	\$13,540
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,630	\$0	\$0	\$0	\$1,630
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,630	\$0	\$0	\$0	\$1,630

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$13,540	\$0	\$0	\$0	\$13,540
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$13,540	\$0	\$0	\$0	\$13,540
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$13,710	\$0	\$0	\$0	\$13,710
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$13,710	\$0	\$0	\$0	\$13,710

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 6 - Missouri Soil Grade 6	2.000	294.00
Grade 5 - Missouri Soil Grade 5	10.000	1,910.00

COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:19 AM

Grade 4 - Missouri Soil Grade 4

28.000

11,340.00

Averaged Taxable CSR: 338.600

Total Acres: 40.000

Net CSR Points: 13,544.00

GIS Map Information



COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:11 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-010.000
Computer ID: 2578000
Deed Holder: SEBA BROS FARMS INC
Property Address: 24707 S STATE ROUTE D
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND , MO 64734-0000 USA
Class: AG LAND
Map Area: COM WEST LINE
Plat Map: 3258/862
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: BG 35'S NE CR NW SW, S300' W407' NE'LY 334'
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$380	\$0	\$0	\$0	\$380
Building	\$0	\$0	\$0	\$0	\$0
Total	\$380	\$0	\$0	\$0	\$380
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$50	\$0	\$0	\$0	\$50
Building	\$0	\$0	\$0	\$0	\$0
Total	\$50	\$0	\$0	\$0	\$50

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$380	\$0	\$0	\$0	\$380
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$380	\$0	\$0	\$0	\$380
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$410	\$0	\$0	\$0	\$410
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$410	\$0	\$0	\$0	\$410

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	2.000	382.00
		Averaged Taxable CSR: 191.000

COUNTY TAX INFORMATION

Tract 3

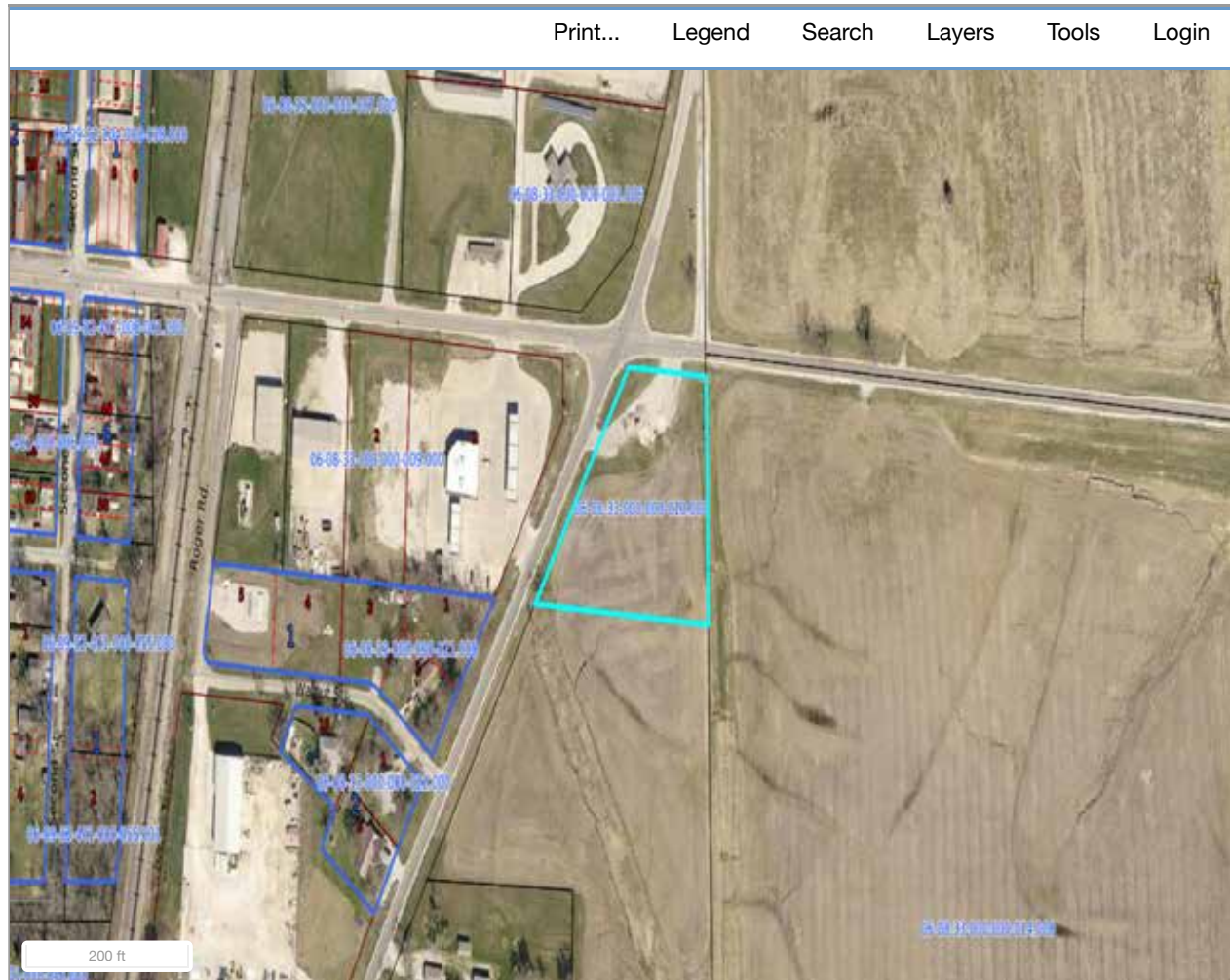
Cass County

1/22/21, 10:11 AM

Total Acres: 2.000

Net CSR Points: 382.00

GIS Map Information



COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

1/22/21, 10:17 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-011.001
Computer ID: 2578101
Deed Holder: SEBA BROS FARMS, INC
Property Address: S STATE ROUTE D
CLEVELAND, MO 64734--000
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734--000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 2461/124
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: BG 1314 & 337 S OF NW CR NW SW; S1015 W1088 NE300 E585 N375 W360 ETC
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$3,690	\$0	\$0	\$0	\$3,690
Building	\$0	\$0	\$0	\$0	\$0
Total	\$3,690	\$0	\$0	\$0	\$3,690
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$440	\$0	\$0	\$0	\$440
Building	\$0	\$0	\$0	\$0	\$0
Total	\$440	\$0	\$0	\$0	\$440

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$3,690	\$0	\$0	\$0	\$3,690
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$3,690	\$0	\$0	\$0	\$3,690
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$3,810	\$0	\$0	\$0	\$3,810
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$3,810	\$0	\$0	\$0	\$3,810

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	5.100	2,065.50
Grade 5 - Missouri Soil Grade 5	8.500	1,623.50

COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

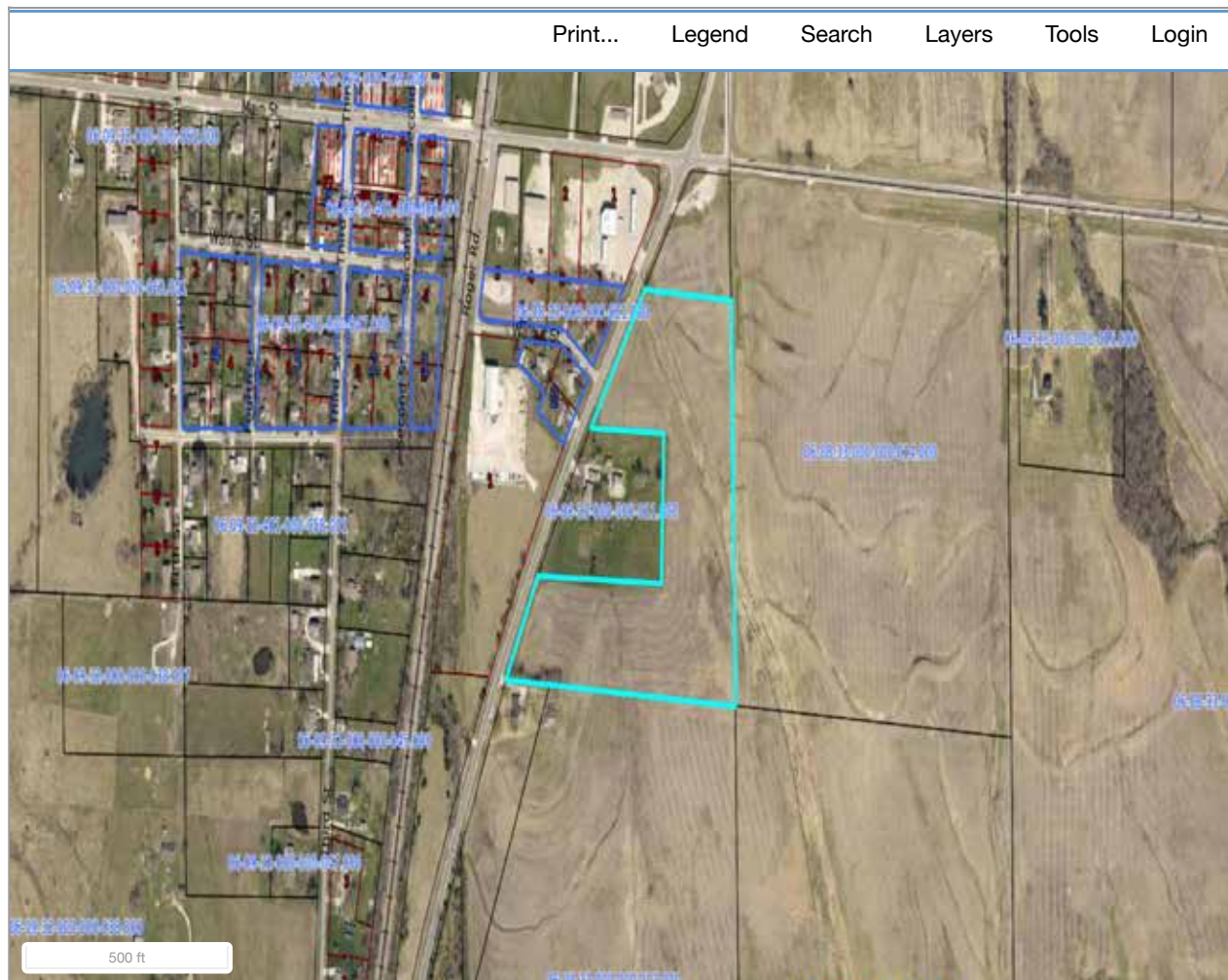
1/22/21, 10:17 AM

Total Acres: 13.600

Net CSR Points: 3,689.00

Averaged Taxable CSR: 271.250

GIS Map Information



COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

1/22/21, 10:17 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-012.000
Computer ID: 2605700
Deed Holder: SEBA BROS FARMS, INC
Property Address: 24903 S STATE ROUTE D
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION CTY CLEVELAND
Plat Map: 1517/38
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: CLEVELAND N'WLY CR SW SW S OF ST RT D
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-33-000-000-012.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,220	\$16,880	\$0	\$0	\$18,100
Building	\$0	\$93,730	\$0	\$0	\$93,730
Total	\$1,220	\$110,610	\$0	\$0	\$111,830
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$150	\$3,210	\$0	\$0	\$3,360
Building	\$0	\$17,810	\$0	\$0	\$17,810
Total	\$150	\$21,020	\$0	\$0	\$21,170

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$1,220	\$16,880	\$0	\$0	\$18,100
Building Full Market	\$0	\$93,730	\$0	\$0	\$93,730
Total Full Market	\$1,220	\$110,610	\$0	\$0	\$111,830
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$1,220	\$13,500	\$0	\$0	\$14,720
Building Full Market	\$0	\$85,850	\$0	\$0	\$85,850

COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

1/22/21, 10:17 AM

Total Full Market	\$1,220	\$99,350	\$0	\$0	\$100,570
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	3.000	1,215.00
Total Acres: 3.000	Net CSR Points: 1,215.00	Averaged Taxable CSR: 405.000

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1965	1,456

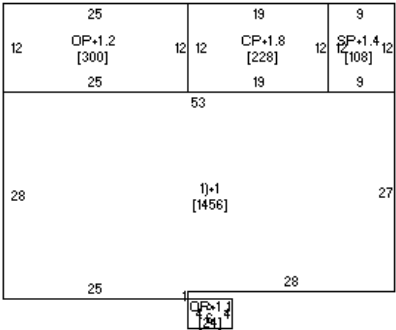
COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

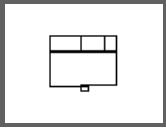
1/22/21, 10:17 AM

Sketch



Sketch of Pin 06-08-33-000-000-012.000

1 / 1



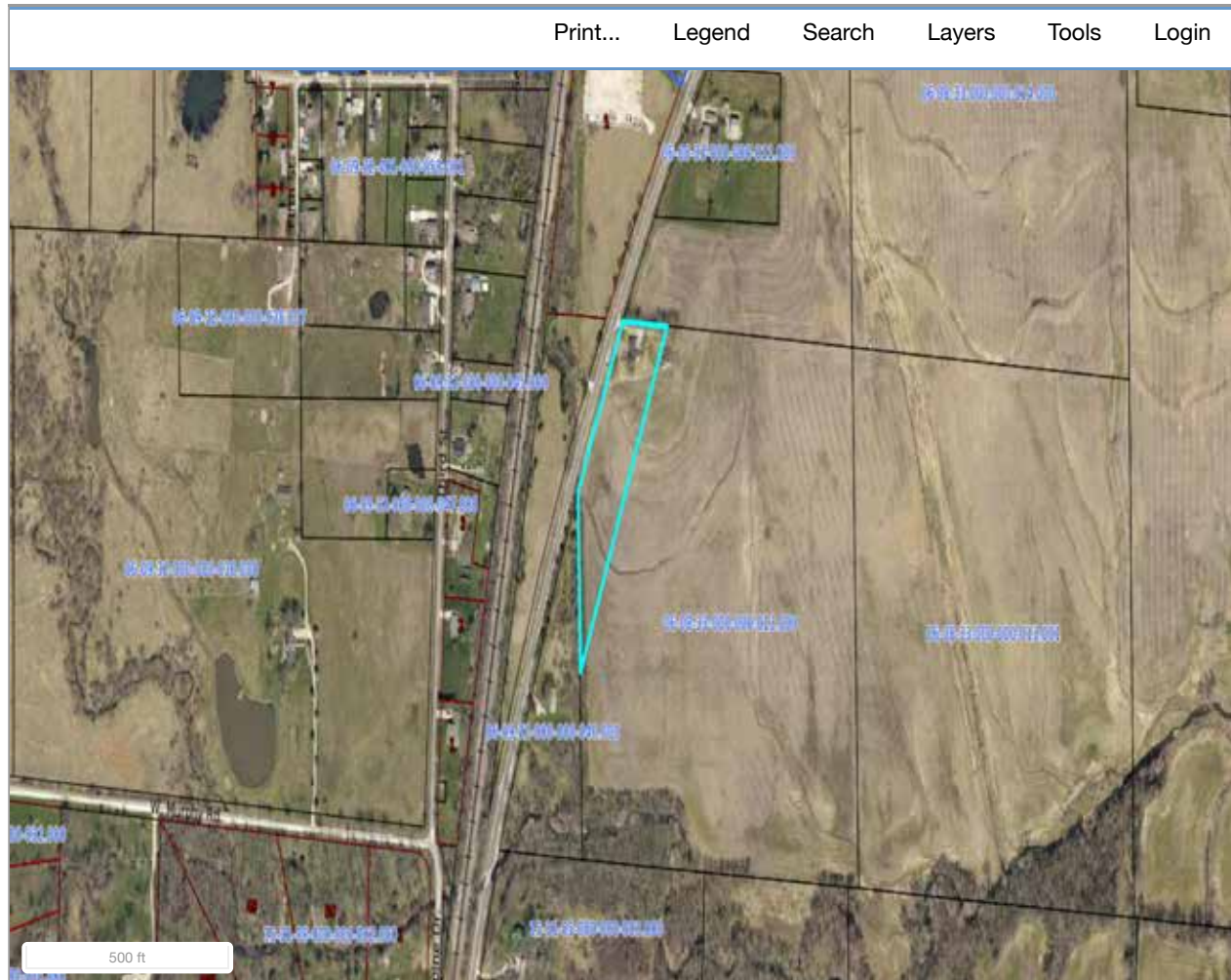
GIS Map Information

COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

1/22/21, 10:17 AM



COUNTY TAX INFORMATION

Tracts 3 & 8

Cass County

1/22/21, 10:18 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-013.001
Computer ID: 2578801
Deed Holder: SEBA BROS FARMS, INC
Property Address: S STATE ROUTE D
CLEVELAND, MO 64734-0000
Mailing Address: 2111 STATE ROUTE Y
CLEVELAND, MO 64734-0146 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 1449/240
Subdivision: NONE
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: SE SW
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$14,820	\$0	\$0	\$0	\$14,820
Building	\$0	\$0	\$0	\$0	\$0
Total	\$14,820	\$0	\$0	\$0	\$14,820
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,780	\$0	\$0	\$0	\$1,780
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,780	\$0	\$0	\$0	\$1,780

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,820	\$0	\$0	\$0	\$14,820
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$14,820	\$0	\$0	\$0	\$14,820
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,930	\$0	\$0	\$0	\$14,930
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$14,930	\$0	\$0	\$0	\$14,930

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	3.000	1,935.00
Grade 4 - Missouri Soil Grade 4	28.000	11,340.00

COUNTY TAX INFORMATION

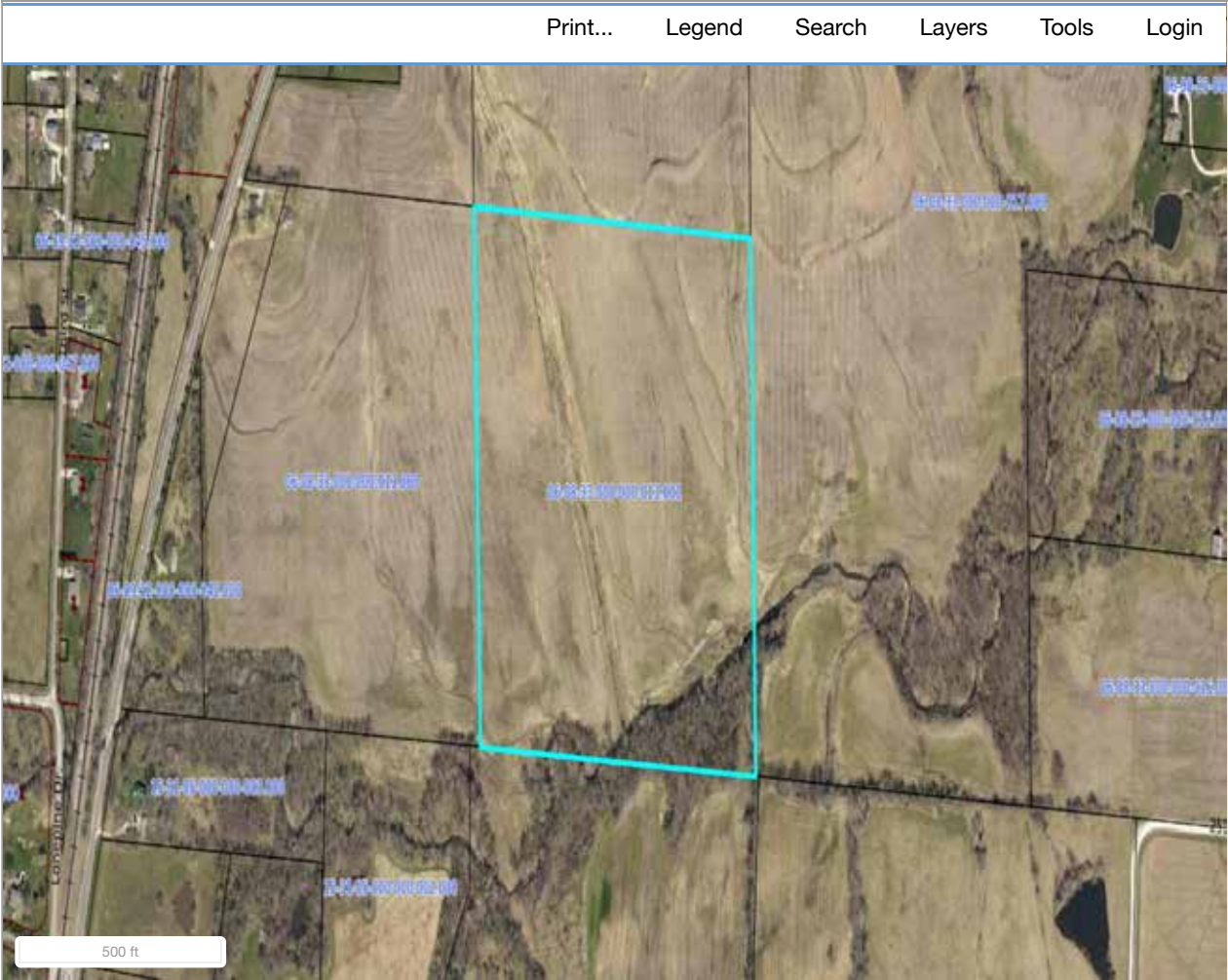
Tracts 3 & 8

Cass County

1/22/21, 10:18 AM

Grade 5 - Missouri Soil Grade 5	5.000	955.00
Grade 6 - Missouri Soil Grade 6	4.000	588.00
		Averaged Taxable CSR: 370.450
Total Acres: 40.000	Net CSR Points: 14,818.00	

GIS Map Information



COUNTY TAX INFORMATION

Tracts 3, 8 & 9

Cass County

1/22/21, 10:20 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-017.000
Computer ID: 2578900
Deed Holder: SEBA BROS FARMS, INC
Property Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 1449/240
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: NE SE EX 5A & SW SE & NW SE EX N7.5A OF W16A
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$32,140	\$0	\$0	\$0	\$32,140
Building	\$0	\$0	\$0	\$0	\$0
Total	\$32,140	\$0	\$0	\$0	\$32,140
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$3,860	\$0	\$0	\$0	\$3,860
Building	\$0	\$0	\$0	\$0	\$0
Total	\$3,860	\$0	\$0	\$0	\$3,860

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$32,140	\$0	\$0	\$0	\$32,140
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$32,140	\$0	\$0	\$0	\$32,140
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$33,110	\$0	\$0	\$0	\$33,110
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$33,110	\$0	\$0	\$0	\$33,110

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	20.000	12,900.00
Grade 4 - Missouri Soil Grade 4	15.000	6,075.00

COUNTY TAX INFORMATION

Tracts 3, 8 & 9

Cass County

1/22/21, 10:20 AM

Grade 5 - Missouri Soil Grade 5

57.000

10,887.00

Grade 6 - Missouri Soil Grade 6

15.500

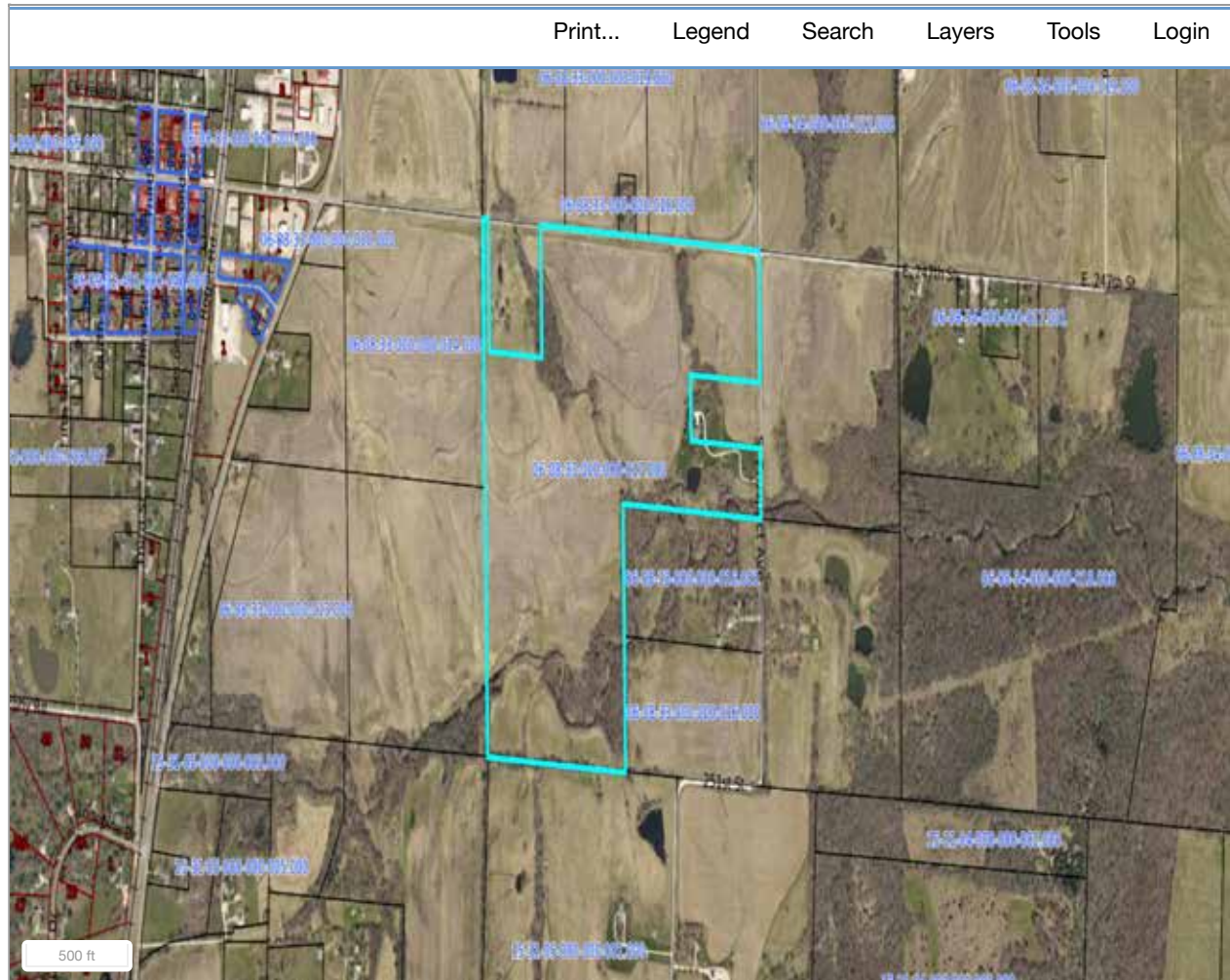
2,278.50

Averaged Taxable CSR: 298.981

Total Acres: 107.500

Net CSR Points: 32,140.50

GIS Map Information



COUNTY TAX INFORMATION

Tracts 5, 6 & 7

Cass County

1/22/21, 3:43 PM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 15-21-04-000-000-004.000
Computer ID: 2611000
Deed Holder: SEBA BROS FARMS, INC
Property Address: 25125 S PROSPECT AVE
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: RESIDENTIAL
Map Area: DOLAN NORTH WEST
Plat Map: 1311/248
Subdivision: NONE
Sec-Twp-Rng: 4-44-33
Lot-Block: -
Brief Legal Description: W2 LOT 7 NW
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 15-21-04-000-000-004.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$20,870	\$8,460	\$0	\$0	\$29,330
Building	\$11,250	\$61,830	\$0	\$0	\$73,080
Total	\$32,120	\$70,290	\$0	\$0	\$102,410
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$2,500	\$1,610	\$0	\$0	\$4,110
Building	\$1,350	\$11,750	\$0	\$0	\$13,100
Total	\$3,850	\$13,360	\$0	\$0	\$17,210

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$20,870	\$8,460	\$0	\$0	\$29,330
Building Full Market	\$11,250	\$61,830	\$0	\$0	\$73,080
Total Full Market	\$32,120	\$70,290	\$0	\$0	\$102,410
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$20,930	\$6,770	\$0	\$0	\$27,700
Building Full Market	\$10,690	\$55,640	\$0	\$0	\$66,330

COUNTY TAX INFORMATION

Tracts 5, 6 & 7

Cass County

1/22/21, 3:43 PM

Total Full Market	\$31,620	\$62,410	\$0	\$0	\$94,030
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	4.300	821.30
Grade 4 - Missouri Soil Grade 4	49.500	20,047.50
		Averaged Taxable CSR: 387.896
Total Acres: 53.800	Net CSR Points: 20,868.80	

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1971	1,440

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Steel Utility Building	1	1974

Yard Extra Information

Description	Item Count	Year Built
▼ Shed	1	1974

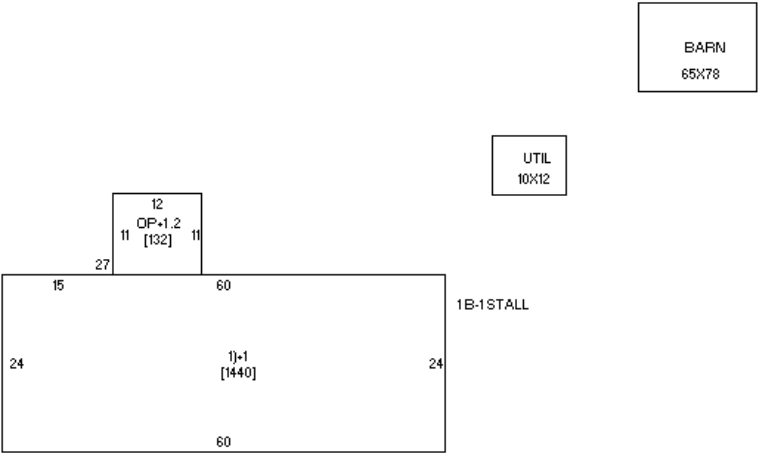
COUNTY TAX INFORMATION

Tracts 5, 6 & 7

Cass County

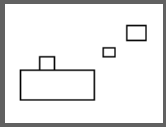
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Sketch



Sketch of Pin 15-21-04-000-000-004.000

1 / 1



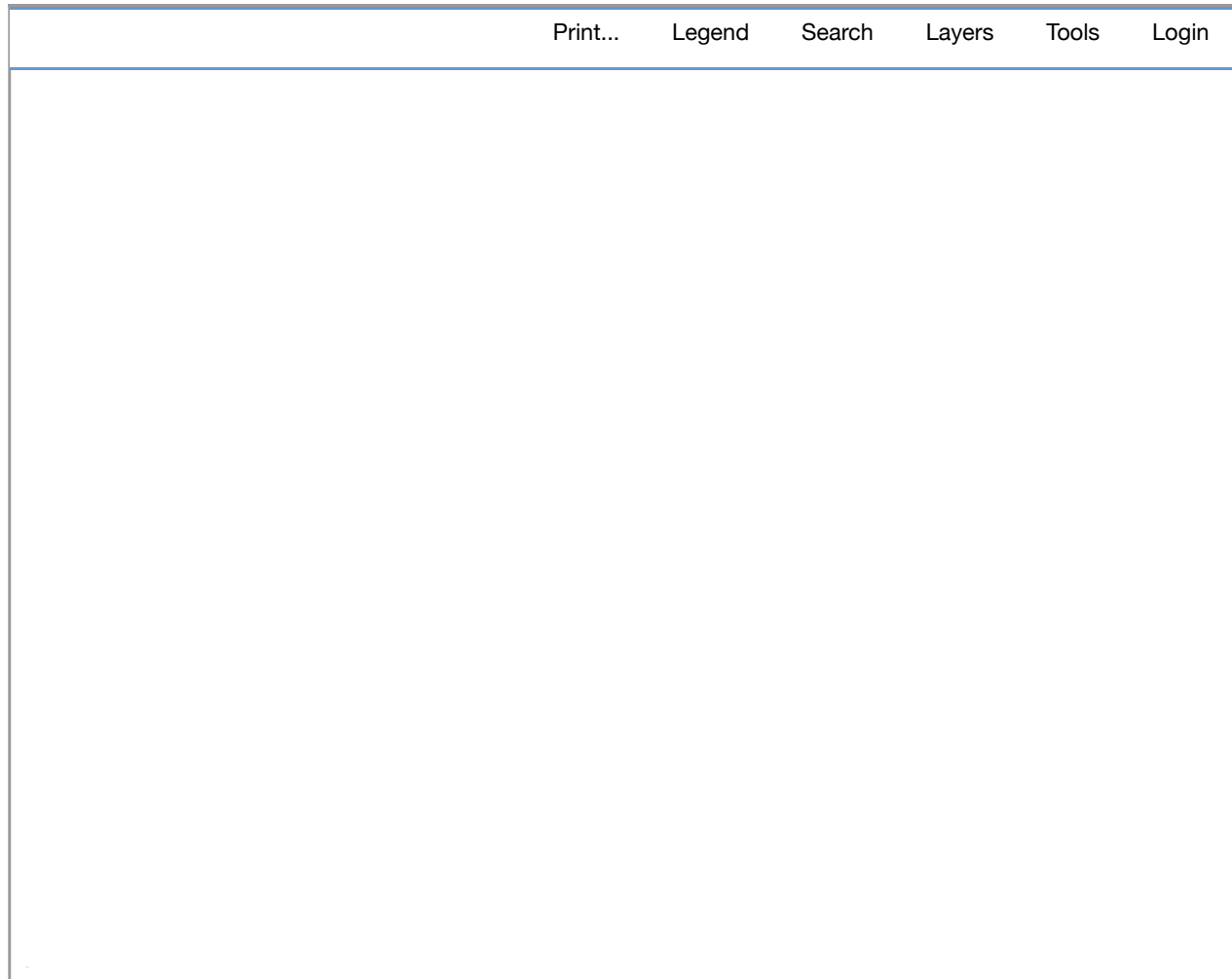
GIS Map Information

COUNTY TAX INFORMATION

Tracts 5, 6 & 7

Cass County

1/22/21, 3:43 PM



COUNTY TAX INFORMATION

Tract 8

Cass County

1/22/21, 10:13 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-016.000
Computer ID: 2577900
Deed Holder: SEBA BROS FARMS INC
Property Address: S PROSPECT AVE
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE YY
CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION CTY CLEVELAND
Plat Map: 2914/107
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: S2 SE SE
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$4,500	\$0	\$0	\$0	\$4,500
Building	\$0	\$0	\$0	\$0	\$0
Total	\$4,500	\$0	\$0	\$0	\$4,500
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$540	\$0	\$0	\$0	\$540
Building	\$0	\$0	\$0	\$0	\$0
Total	\$540	\$0	\$0	\$0	\$540

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$4,500	\$0	\$0	\$0	\$4,500
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$4,500	\$0	\$0	\$0	\$4,500
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$4,710	\$0	\$0	\$0	\$4,710
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$4,710	\$0	\$0	\$0	\$4,710

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	11.400	2,177.40
Grade 4 - Missouri Soil Grade 4	4.100	1,660.50

COUNTY TAX INFORMATION

Tract 8

Cass County

1/22/21, 10:13 AM

Grade 6 - Missouri Soil Grade 6

4.500

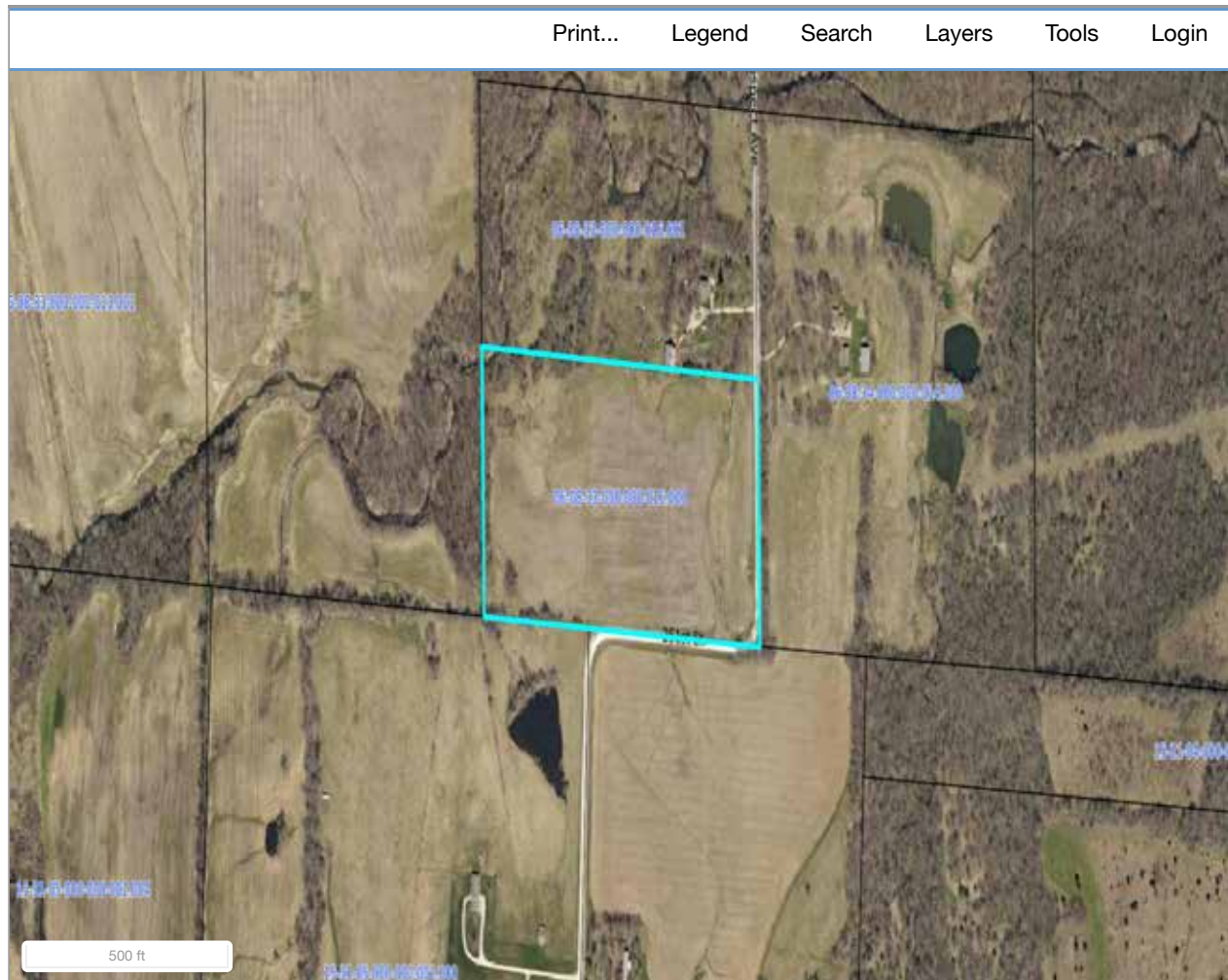
661.50

Averaged Taxable CSR: 224.970

Total Acres: 20.000

Net CSR Points: 4,499.40

GIS Map Information



COUNTY TAX INFORMATION

Tracts 9 & 10

Cass County

1/22/21, 3:59 PM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-015.000
Computer ID: 2579300
Deed Holder: SEBA BROS LAND CO INC
Property Address: 1805 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: RESIDENTIAL
Map Area: UNION CTY CLEVELAND
Plat Map: 1308/21
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: N2 OF W 16A OF NW SE, EX W 33'
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-33-000-000-015.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$38,810	\$0	\$0	\$38,810
Building	\$0	\$78,500	\$0	\$0	\$78,500
Total	\$0	\$117,310	\$0	\$0	\$117,310
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$7,370	\$0	\$0	\$7,370
Building	\$0	\$14,920	\$0	\$0	\$14,920
Total	\$0	\$22,290	\$0	\$0	\$22,290

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$38,810	\$0	\$0	\$38,810
Building Full Market	\$0	\$78,500	\$0	\$0	\$78,500
Total Full Market	\$0	\$117,310	\$0	\$0	\$117,310
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$31,050	\$0	\$0	\$31,050
Building Full Market	\$0	\$70,800	\$0	\$0	\$70,800

COUNTY TAX INFORMATION

Tracts 9 & 10

Cass County

1/22/21, 3:59 PM

Total Full Market	\$0	\$101,850	\$0	\$0	\$101,850
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	326,700	7.500

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 1/2 Story Frame	1930	1,377

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Barn - Flat	1	1940

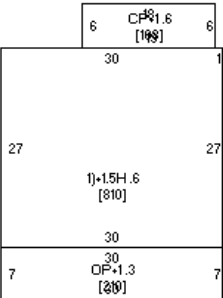
COUNTY TAX INFORMATION

Tracts 9 & 10

Cass County

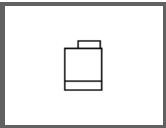
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Sketch



Sketch of Pin 06-08-33-000-000-015.000

1 / 1



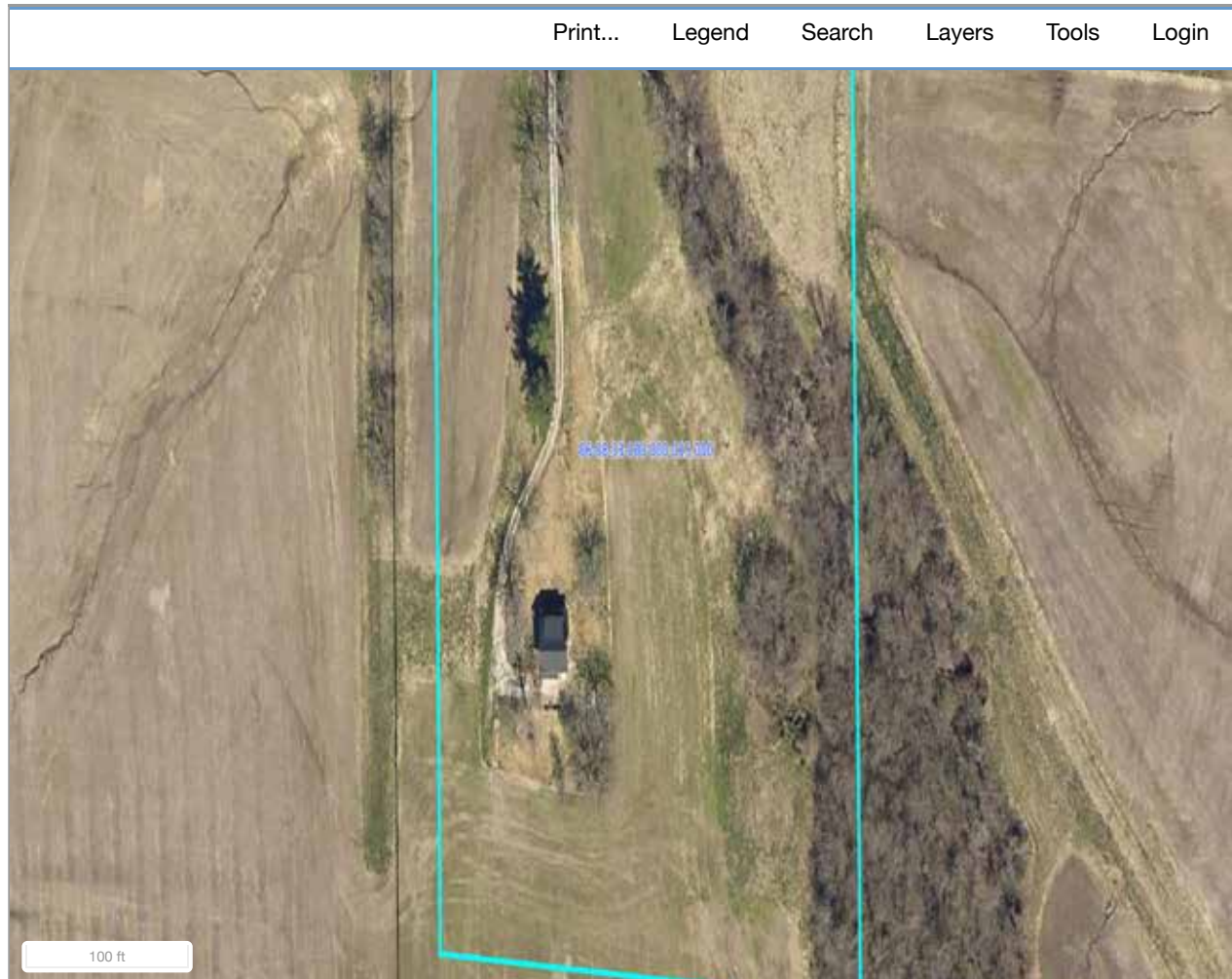
GIS Map Information

COUNTY TAX INFORMATION

Tracts 9 & 10

Cass County

1/22/21, 3:59 PM



COUNTY TAX INFORMATION

Tracts 11 & 19

Cass County

1/22/21, 10:14 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-019.000
Computer ID: 2578600
Deed Holder: SEBA BROS FARMS INC
Property Address: S STATE ROUTE Y
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 3468/139
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: BG NWCR SWNE SE 1820 S330 NW 1047 SE1010 W180 N246 W161 ETC
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$9,840	\$0	\$0	\$0	\$9,840
Building	\$0	\$0	\$0	\$0	\$0
Total	\$9,840	\$0	\$0	\$0	\$9,840
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,180	\$0	\$0	\$0	\$1,180
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,180	\$0	\$0	\$0	\$1,180

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$9,840	\$0	\$0	\$0	\$9,840
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$9,840	\$0	\$0	\$0	\$9,840
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$10,090	\$0	\$0	\$0	\$10,090
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$10,090	\$0	\$0	\$0	\$10,090

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	5.900	3,805.50
Grade 4 - Missouri Soil Grade 4	6.320	2,559.60

COUNTY TAX INFORMATION

Tracts 11 & 19

Cass County

1/22/21, 10:14 AM

Grade 5 - Missouri Soil Grade 5

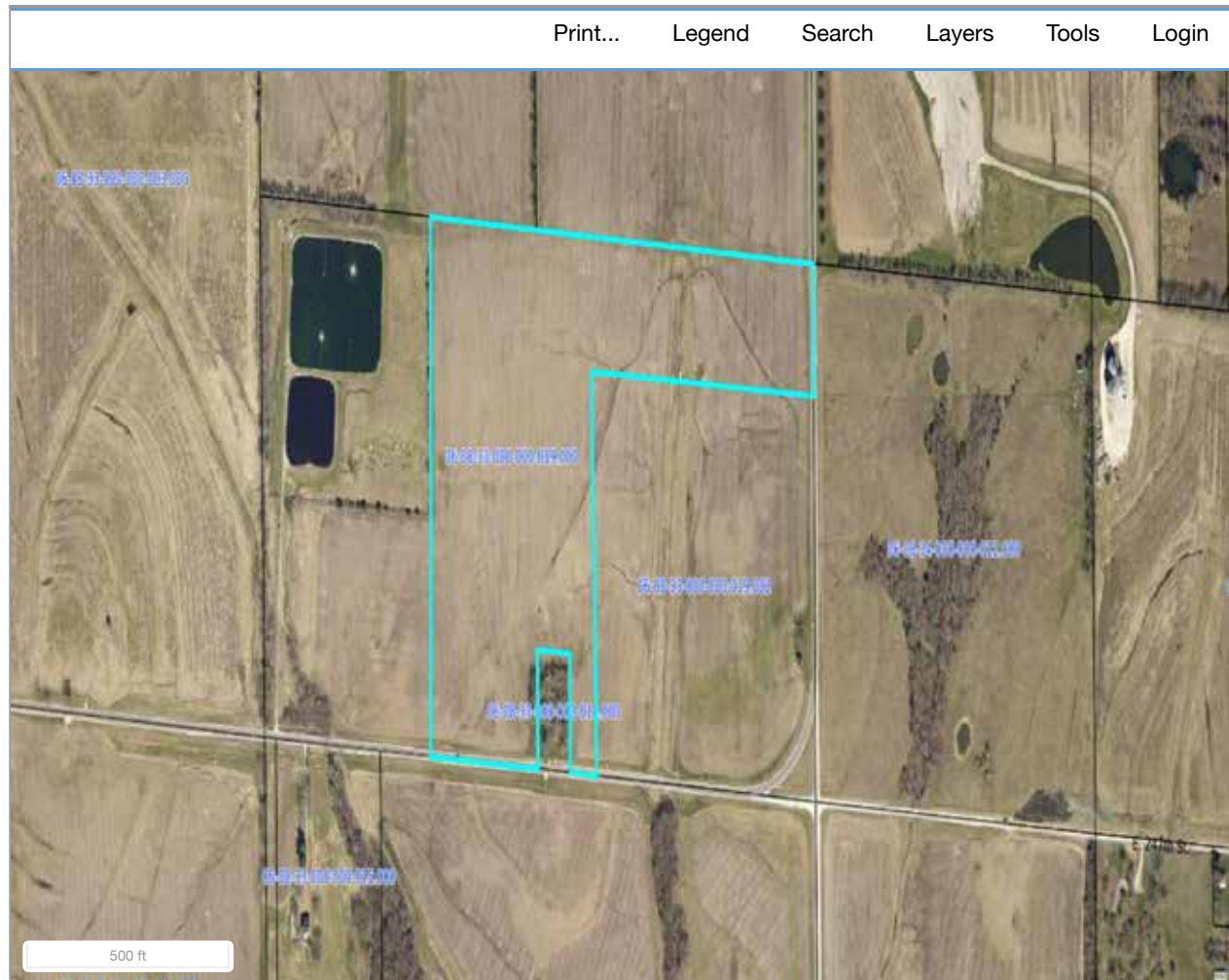
18.170

3,470.47

Averaged Taxable CSR: 323.645

Total Acres: 30.390**Net CSR Points: 9,835.57**

GIS Map Information



COUNTY TAX INFORMATION

Tract 12

Cass County

1/22/21, 10:10 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-002.000
Computer ID: 2578200
Deed Holder: SEBA BROS FARMS INC
Property Address: S STATE ROUTE D
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE V
CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 3072/697
Subdivision: NONE
Sec-Twp-Rng: 33-44-33
Lot-Block: -
Brief Legal Description: NW4 OF NE4
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$14,700	\$0	\$0	\$0	\$14,700
Building	\$0	\$0	\$0	\$0	\$0
Total	\$14,700	\$0	\$0	\$0	\$14,700
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,760	\$0	\$0	\$0	\$1,760
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,760	\$0	\$0	\$0	\$1,760

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,700	\$0	\$0	\$0	\$14,700
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$14,700	\$0	\$0	\$0	\$14,700
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,800	\$0	\$0	\$0	\$14,800
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$14,800	\$0	\$0	\$0	\$14,800

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	7.000	1,337.00
Grade 4 - Missouri Soil Grade 4	33.000	13,365.00

COUNTY TAX INFORMATION

Tract 12

Cass County

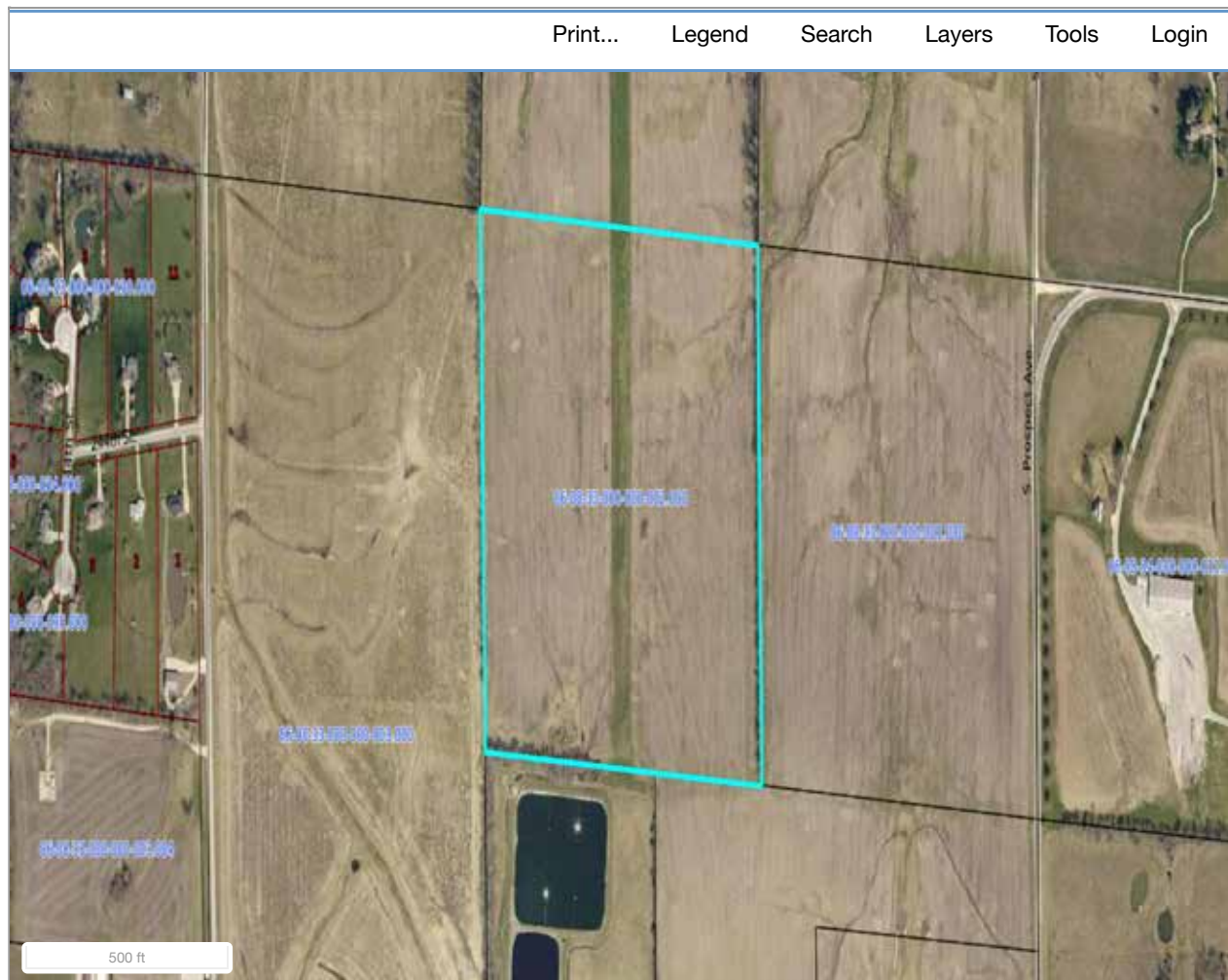
1/22/21, 10:10 AM

Total Acres: 40.000

Net CSR Points: 14,702.00

Averaged Taxable CSR: 367.550

GIS Map Information



COUNTY TAX INFORMATION

Tract 12 & 13

Cass County

1/22/21, 10:08 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-28-000-000-025.000
Computer ID: 2572900
Deed Holder: SEBA BROS FARMS INC
Property Address: 1909 E 241ST ST
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE V
 CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 3072/697
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: SW SE 705/384,495/72,688/93
 (NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-28-000-000-025.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$12,640	\$8,460	\$0	\$0	\$21,100
Building	\$0	\$130,370	\$0	\$0	\$130,370
Total	\$12,640	\$138,830	\$0	\$0	\$151,470
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,520	\$1,610	\$0	\$0	\$3,130
Building	\$0	\$24,770	\$0	\$0	\$24,770
Total	\$1,520	\$26,380	\$0	\$0	\$27,900

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$12,640	\$8,460	\$0	\$0	\$21,100
Building Full Market	\$0	\$130,370	\$0	\$0	\$130,370
Total Full Market	\$12,640	\$138,830	\$0	\$0	\$151,470
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$12,800	\$6,770	\$0	\$0	\$19,570
Building Full Market	\$0	\$120,960	\$0	\$0	\$120,960

COUNTY TAX INFORMATION

Tract 12 & 13

Cass County

1/22/21, 10:08 AM

Total Full Market	\$12,800	\$127,730	\$0	\$0	\$140,530
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	25.500	10,327.50
Grade 5 - Missouri Soil Grade 5	11.000	2,101.00
Grade 6 - Missouri Soil Grade 6	1.000	147.00
Grade 8 - Missouri Soil Grade 8	2.000	60.00
Total Acres: 39.500		Net CSR Points: 12,635.50
		Averaged Taxable CSR: 319.886

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1963	1,612

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Steel Utility Building	1	1982
▼ Steel Utility Building	1	1975

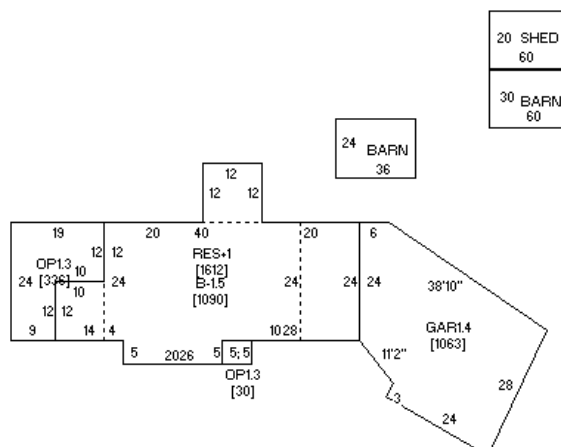
COUNTY TAX INFORMATION

Tract 12 & 13

Cass County

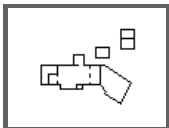
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Sketch



Sketch of Pin 06-08-28-000-000-025.000

1 / 1



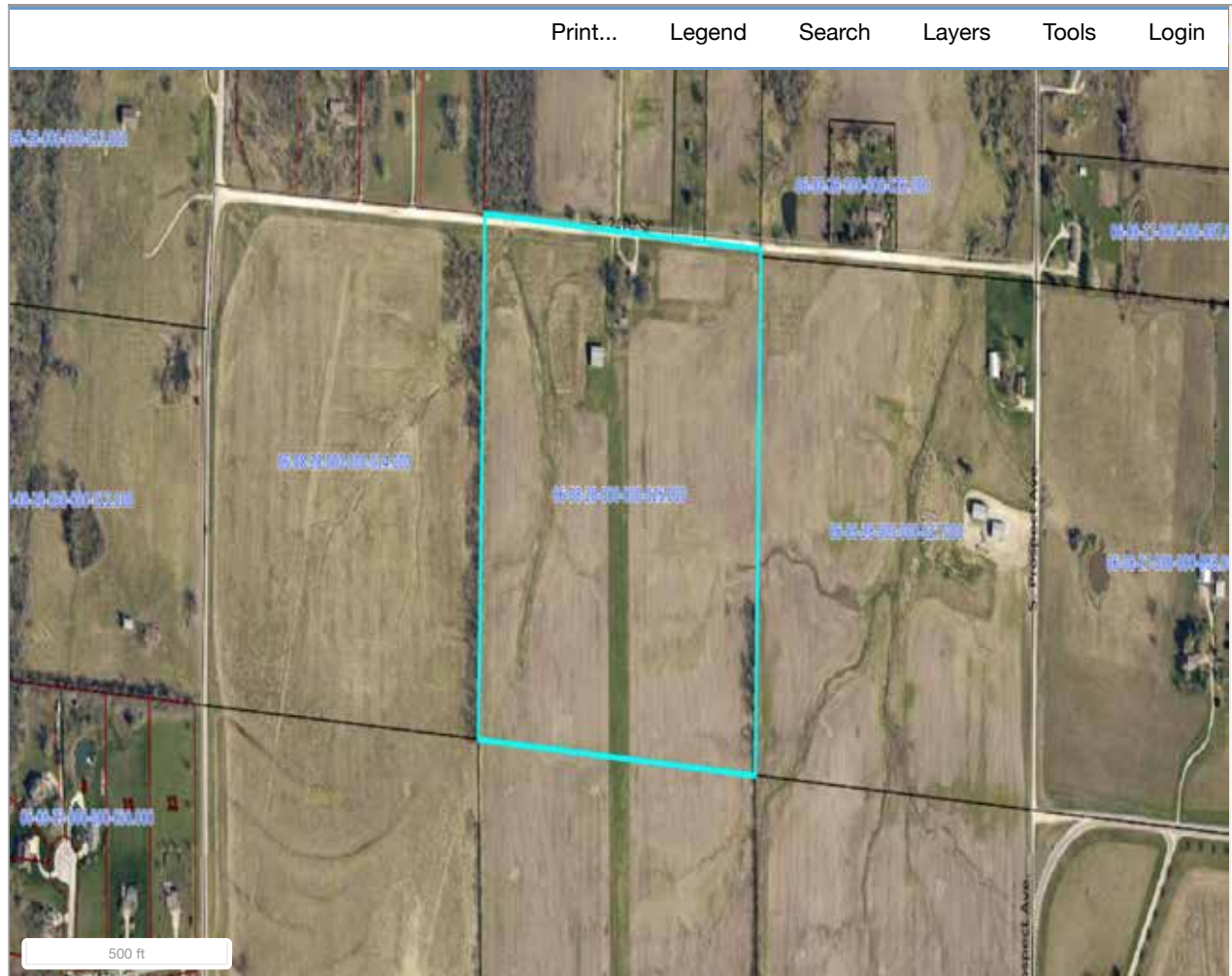
GIS Map Information

COUNTY TAX INFORMATION

Tract 12 & 13

Cass County

1/22/21, 10:08 AM



COUNTY TAX INFORMATION

Tract 14

Cass County

1/22/21, 10:07 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-28-000-000-023.000
Computer ID: 2573600
Deed Holder: SEBA BROS FARMS INC
Property Address: S PROSPECT AVE
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 3468/117
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: BG INT G. RIV & CTR LN SE,N924' W TO RIV SE ALG RIV TBG
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$690	\$0	\$0	\$0	\$690
Building	\$0	\$0	\$0	\$0	\$0
Total	\$690	\$0	\$0	\$0	\$690
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$80	\$0	\$0	\$0	\$80
Building	\$0	\$0	\$0	\$0	\$0
Total	\$80	\$0	\$0	\$0	\$80

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$690	\$0	\$0	\$0	\$690
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$690	\$0	\$0	\$0	\$690
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$740	\$0	\$0	\$0	\$740
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$740	\$0	\$0	\$0	\$740

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 6 - Missouri Soil Grade 6	4.700	690.90
		Averaged Taxable CSR: 147.000

COUNTY TAX INFORMATION

Tract 14

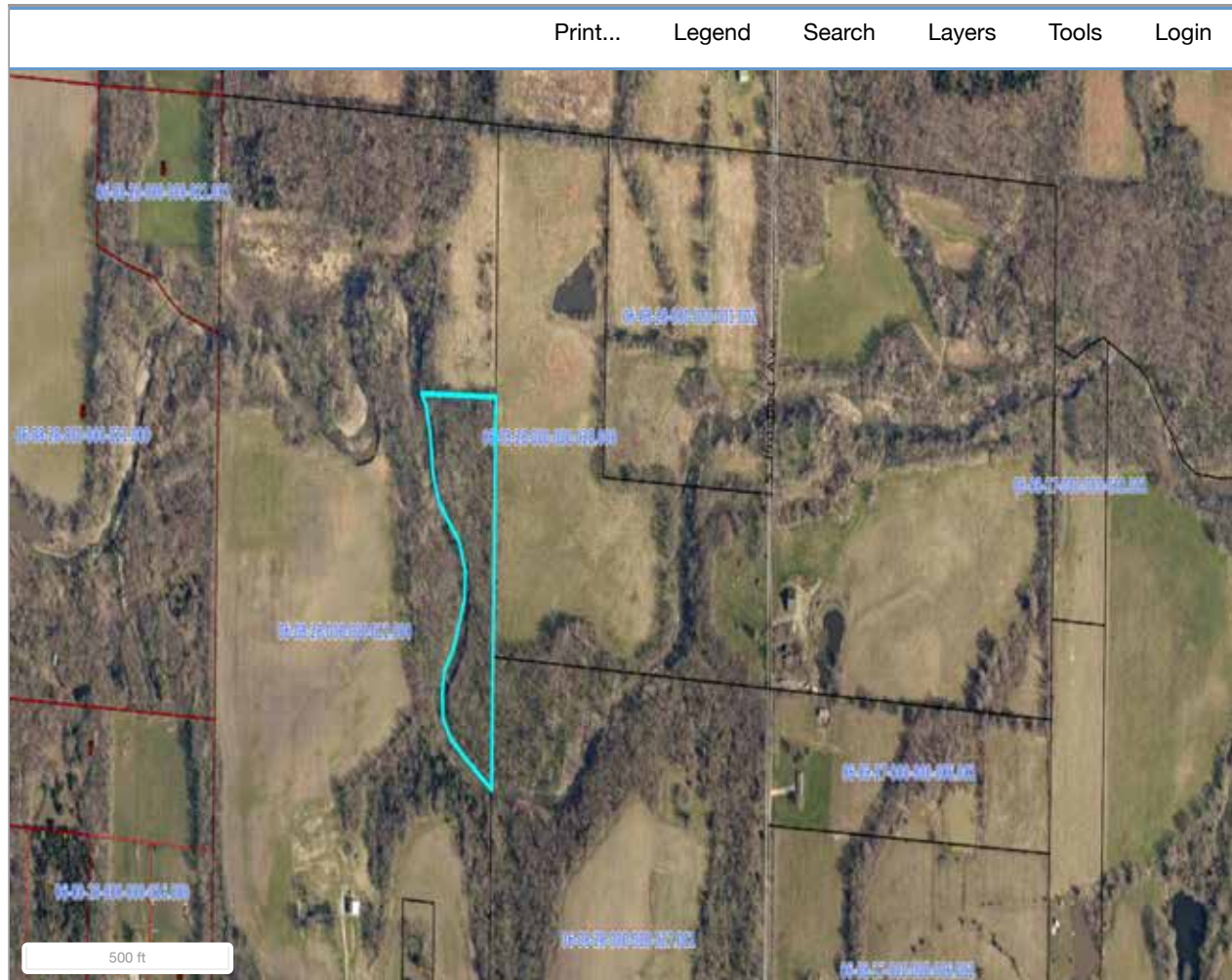
Cass County

1/22/21, 10:07 AM

Total Acres: 4.700

Net CSR Points: 690.90

GIS Map Information



COUNTY TAX INFORMATION

Tracts 14 & 15

Cass County

1/22/21, 10:05 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-28-000-000-022.000
Computer ID: 2572500
Deed Holder: SEBA BROS FARMS INC
Property Address: 1906 E 241ST ST
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 3505/468
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: SW NE & NW SE EX CEM&EX BG INT RIV&E LN TOF,N924' W RIV
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-28-000-000-022.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$21,090	\$8,460	\$0	\$0	\$29,550
Building	\$10,230	\$49,460	\$0	\$0	\$59,690
Total	\$31,320	\$57,920	\$0	\$0	\$89,240
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$2,530	\$1,610	\$0	\$0	\$4,140
Building	\$1,230	\$9,400	\$0	\$0	\$10,630
Total	\$3,760	\$11,010	\$0	\$0	\$14,770

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$21,090	\$8,460	\$0	\$0	\$29,550
Building Full Market	\$10,230	\$49,460	\$0	\$0	\$59,690
Total Full Market	\$31,320	\$57,920	\$0	\$0	\$89,240
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$21,610	\$6,770	\$0	\$0	\$28,380
Building Full Market	\$7,350	\$46,800	\$0	\$0	\$54,150

COUNTY TAX INFORMATION

Tracts 14 & 15

Cass County

1/22/21, 10:05 AM

Total Full Market	\$28,960	\$53,570	\$0	\$0	\$82,530
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	9.000	5,805.00
Grade 4 - Missouri Soil Grade 4	20.500	8,302.50
Grade 5 - Missouri Soil Grade 5	15.000	2,865.00
Grade 6 - Missouri Soil Grade 6	28.000	4,116.00
Total Acres: 72.500		Net CSR Points: 21,088.50
		Averaged Taxable CSR: 290.876

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1926	1,064

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Barn - Flat	1	1940

Sale Information

Sale Date	Recording
▼ 11/10/2011	3505/468

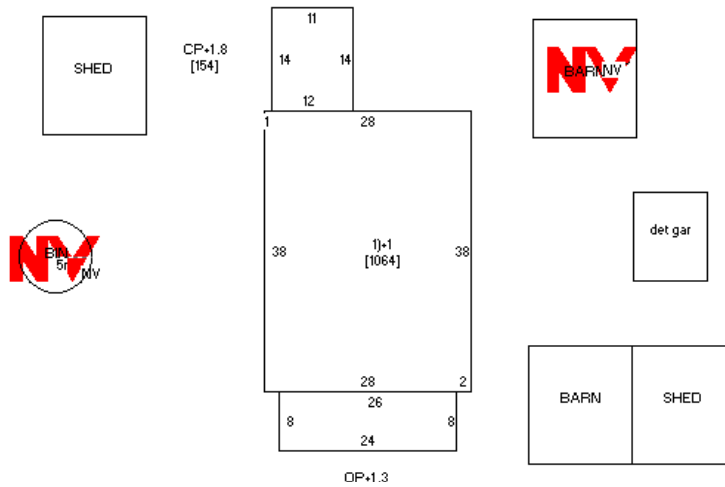
COUNTY TAX INFORMATION

Tracts 14 & 15

Cass County

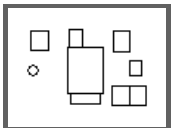
1/22/21, 10:05 AM

Sketch



Sketch of Pin 06-08-28-000-000-022.000

1 / 1



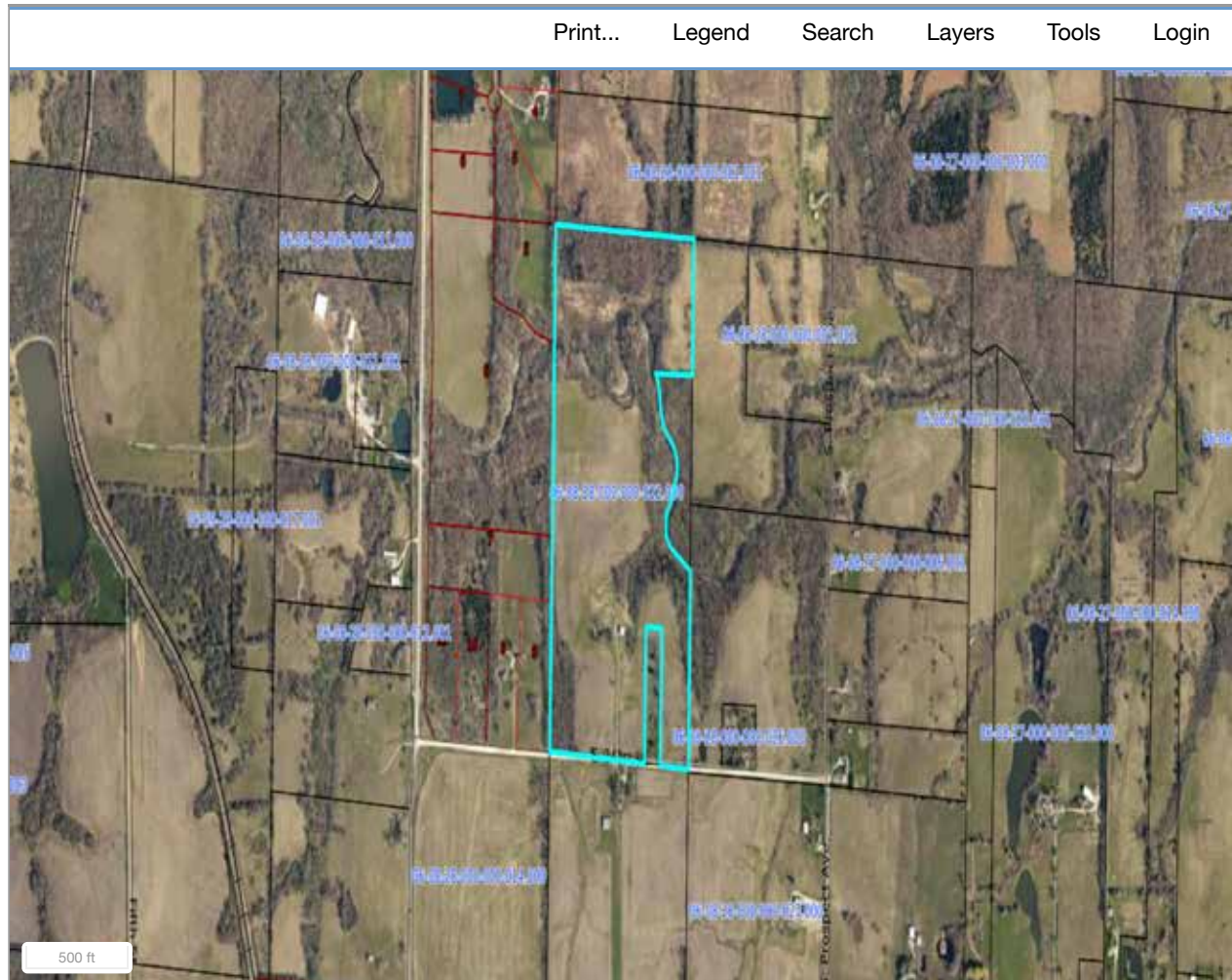
GIS Map Information

COUNTY TAX INFORMATION

Tracts 14 & 15

Cass County

1/22/21, 10:05 AM



COUNTY TAX INFORMATION

Tract 16

Cass County

1/22/21, 10:09 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-28-000-000-027.001
Computer ID: 2573501
Deed Holder: SEBA BROS FARMS INC
Property Address: S PROSPECT AVE
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION RURAL
Plat Map: 3468/117
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: NESE EX BG 701 W SECR NESE W295XN295
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$9,350	\$0	\$0	\$0	\$9,350
Building	\$0	\$0	\$0	\$0	\$0
Total	\$9,350	\$0	\$0	\$0	\$9,350
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,120	\$0	\$0	\$0	\$1,120
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,120	\$0	\$0	\$0	\$1,120

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$9,350	\$0	\$0	\$0	\$9,350
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$9,350	\$0	\$0	\$0	\$9,350
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$9,670	\$0	\$0	\$0	\$9,670
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$9,670	\$0	\$0	\$0	\$9,670

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	5.650	3,644.25
Grade 4 - Missouri Soil Grade 4	3.550	1,437.75

COUNTY TAX INFORMATION

Tract 16

Cass County

1/22/21, 10:09 AM

Grade 5 - Missouri Soil Grade 5

0.760

145.16

Grade 6 - Missouri Soil Grade 6

28.040

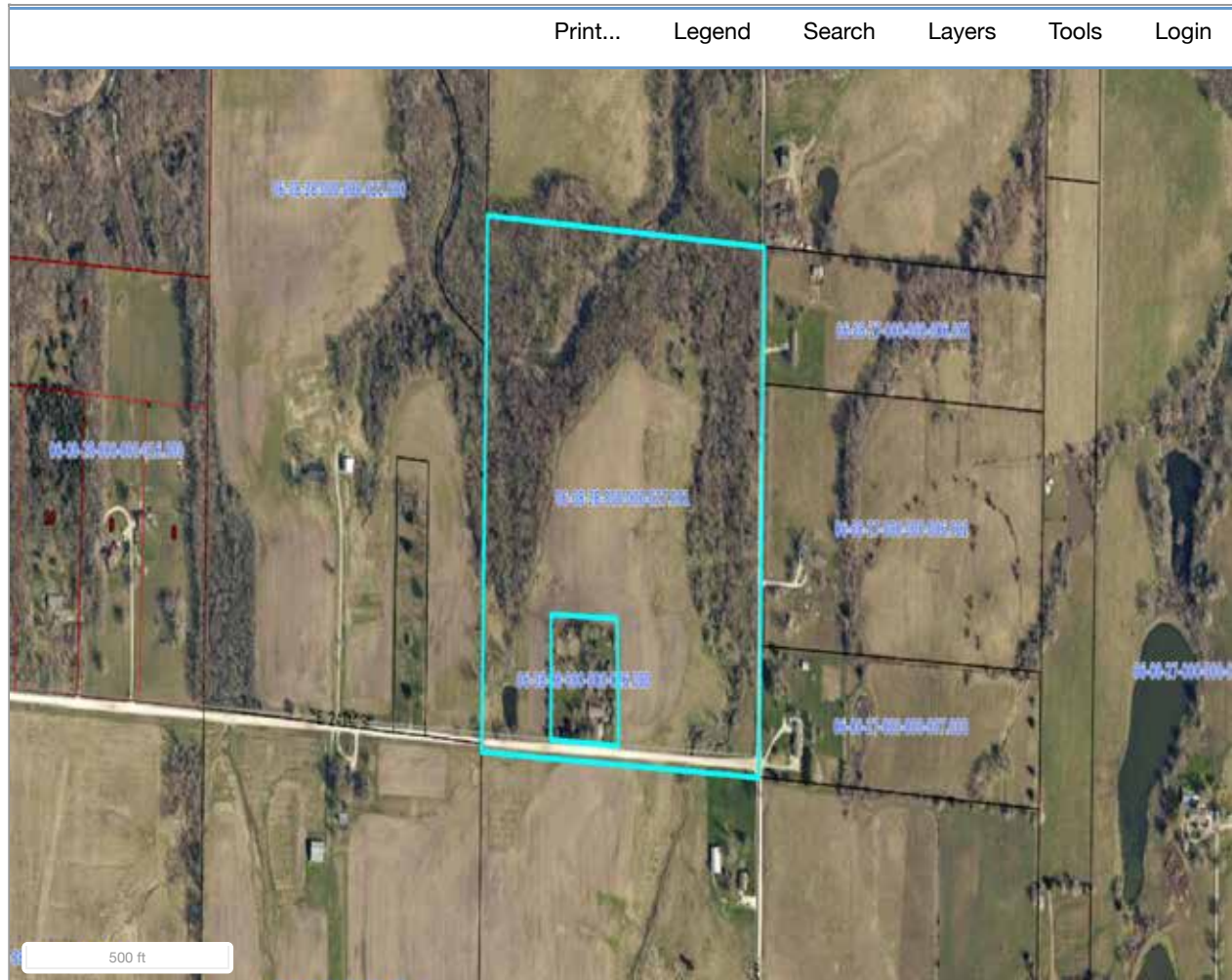
4,121.88

Averaged Taxable CSR: 246.027

Total Acres: 38.000

Net CSR Points: 9,349.04

GIS Map Information



COUNTY TAX INFORMATION

Tracts 17 & 18

Cass County

1/22/21, 10:09 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-28-000-000-027.000
Computer ID: 2573500
Deed Holder: SEBA BROS FARMS INC
Property Address: 24110 S PROSPECT & 24108 AVE
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 3393/358
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: SE SE
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-28-000-000-027.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$14,530	\$8,910	\$0	\$0	\$23,440
Building	\$24,190	\$65,580	\$0	\$0	\$89,770
Total	\$38,720	\$74,490	\$0	\$0	\$113,210
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,740	\$1,690	\$0	\$0	\$3,430
Building	\$2,900	\$12,460	\$0	\$0	\$15,360
Total	\$4,640	\$14,150	\$0	\$0	\$18,790

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,530	\$8,910	\$0	\$0	\$23,440
Building Full Market	\$24,190	\$65,580	\$0	\$0	\$89,770
Total Full Market	\$38,720	\$74,490	\$0	\$0	\$113,210
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,590	\$6,770	\$0	\$0	\$21,360
Building Full Market	\$35,090	\$52,790	\$0	\$0	\$87,880
Total Full Market	\$49,680	\$59,560	\$0	\$0	\$109,240

COUNTY TAX INFORMATION

Tracts 17 & 18

Cass County

1/22/21, 10:09 AM

▼ More Years...

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	33.690	13,644.45
Grade 5 - Missouri Soil Grade 5	0.640	122.24
Grade 6 - Missouri Soil Grade 6	5.170	759.99
		Averaged Taxable CSR: 367.764
Total Acres: 39.500		Net CSR Points: 14,526.68

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1941	1,705

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Addition to Bldg	1	1960
▼ Steel Utility Building	1	1980
▼ Steel Utility Building	1	1984
▼ Steel Utility Building	1	1960
▼ Silo - Concrete	1	1950

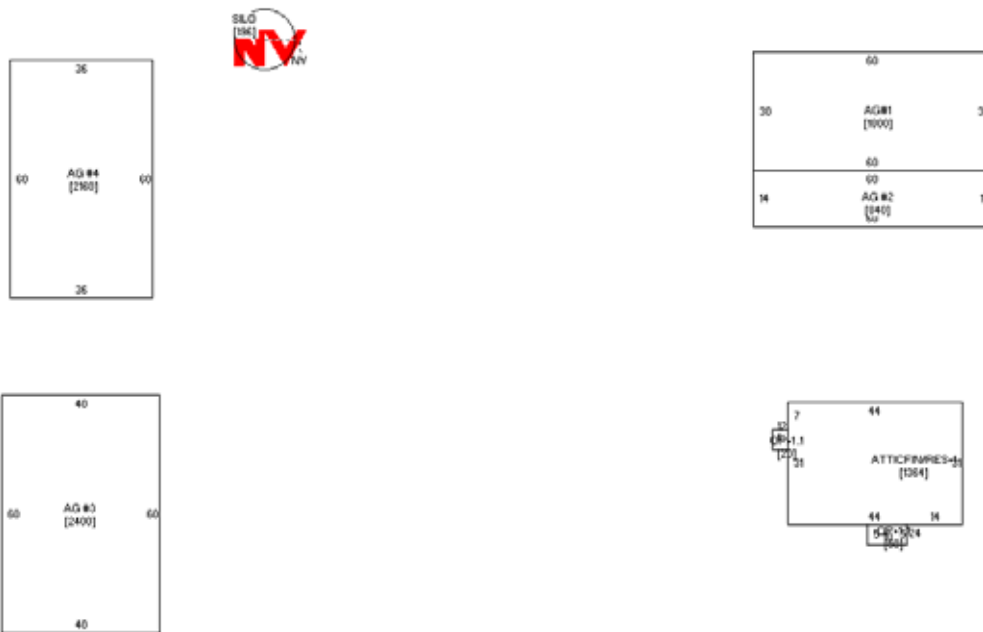
COUNTY TAX INFORMATION

Tracts 17 & 18

Cass County

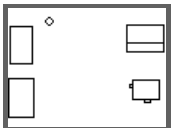
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Sketch



Sketch of Pin 06-08-28-000-000-027.000

1 / 1



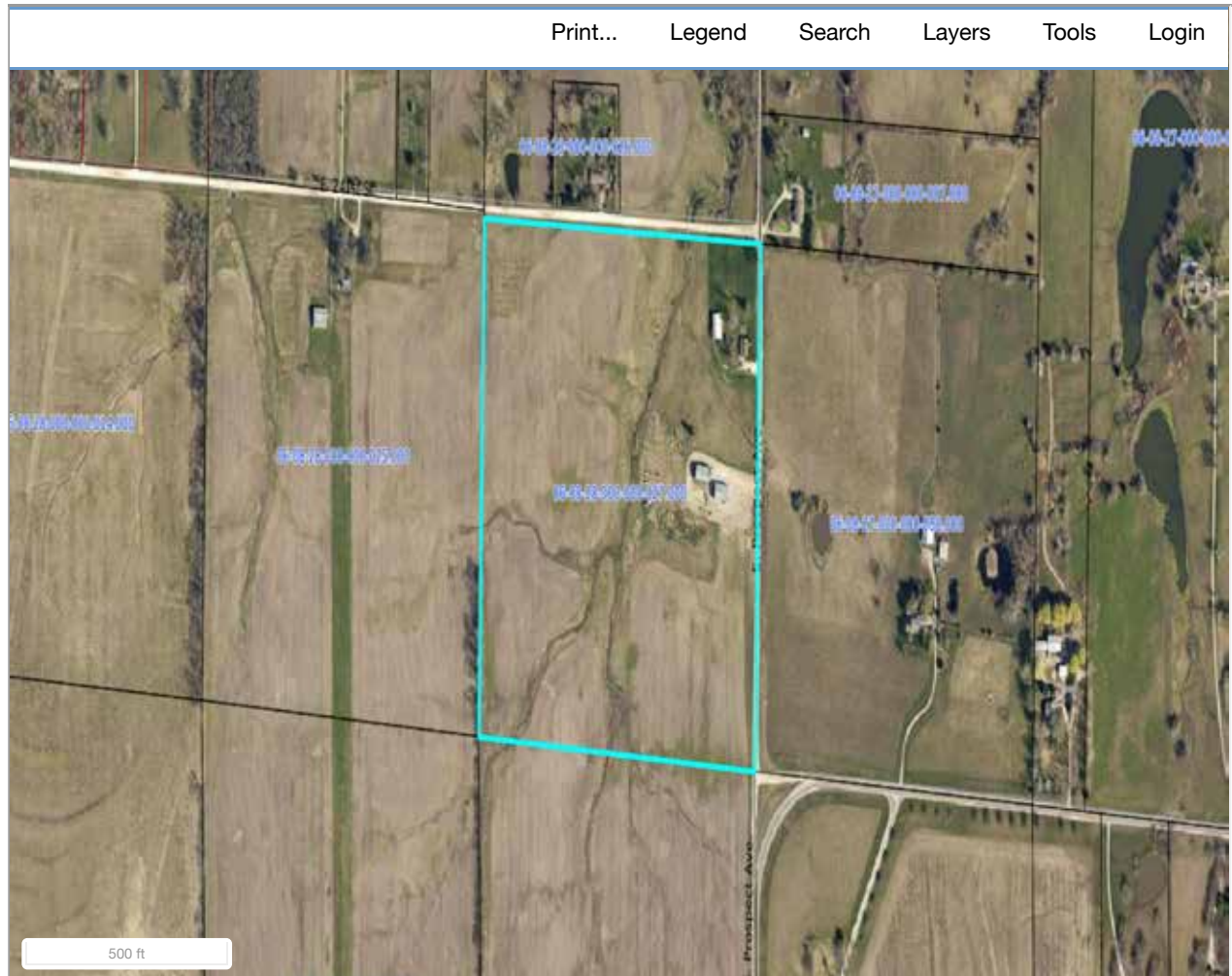
GIS Map Information

COUNTY TAX INFORMATION

Tracts 17 & 18

Cass County

1/22/21, 10:09 AM



COUNTY TAX INFORMATION

Tract 19

Cass County

1/22/21, 10:10 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-33-000-000-001.000
Computer ID: 2578700
Deed Holder: SEBA BROS FARMS INC
Property Address: S STATE ROUTE Y
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 3468/139
Subdivision: NONE
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: NE4 OF NE4
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$8,710	\$0	\$0	\$0	\$8,710
Building	\$0	\$0	\$0	\$0	\$0
Total	\$8,710	\$0	\$0	\$0	\$8,710
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,050	\$0	\$0	\$0	\$1,050
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,050	\$0	\$0	\$0	\$1,050

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$8,710	\$0	\$0	\$0	\$8,710
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$8,710	\$0	\$0	\$0	\$8,710
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$9,200	\$0	\$0	\$0	\$9,200
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$9,200	\$0	\$0	\$0	\$9,200

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	35.000	6,685.00
Grade 4 - Missouri Soil Grade 4	5.000	2,025.00

COUNTY TAX INFORMATION

Tract 19

Cass County

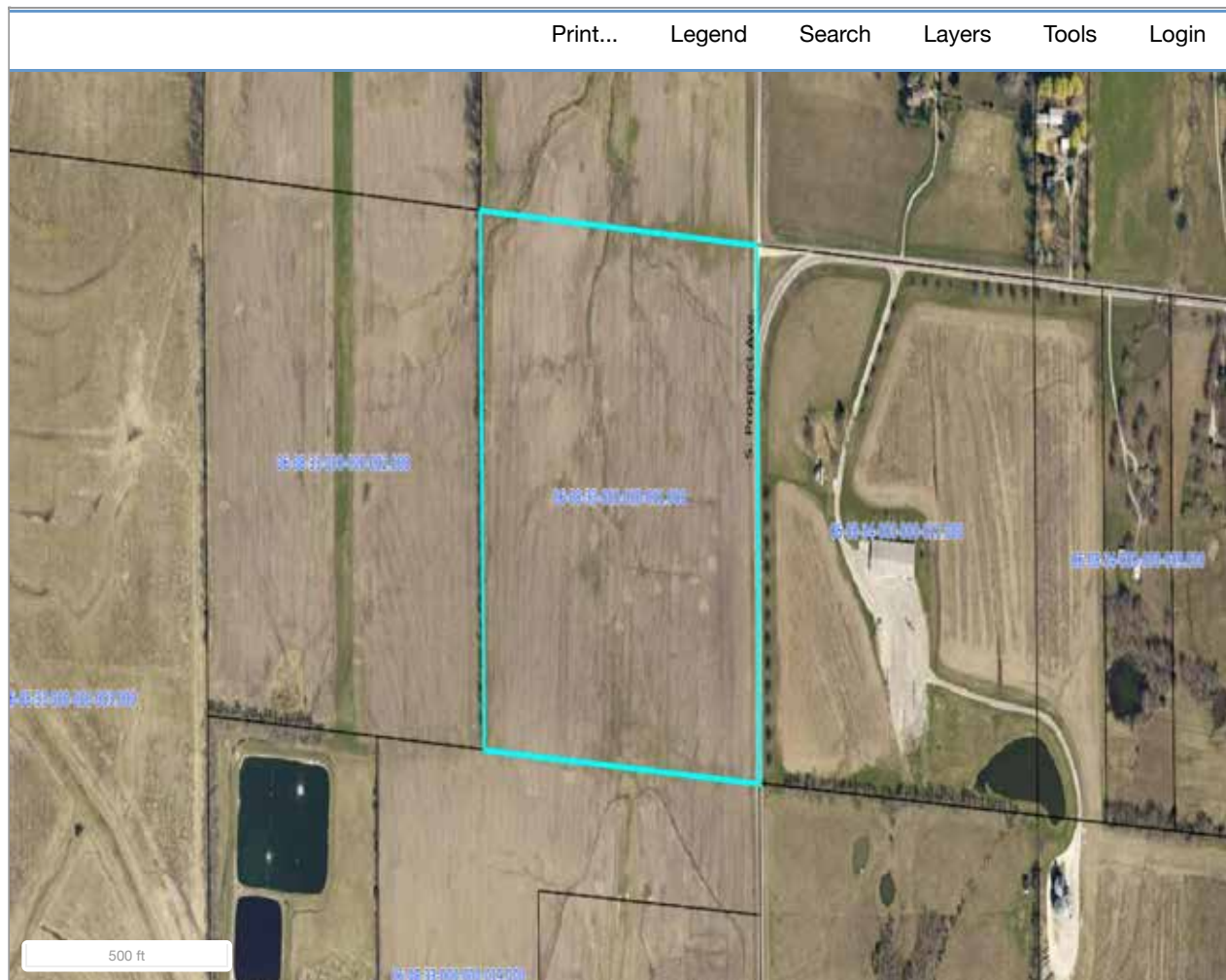
1/22/21, 10:10 AM

Total Acres: 40.000

Net CSR Points: 8,710.00

Averaged Taxable CSR: 217.750

GIS Map Information



COUNTY TAX INFORMATION

Tract 20

Cass County

1/22/21, 10:20 AM



Assessor Hub provided by
Vanguard Appraisals, Inc.

Parcel Number: 06-08-34-000-000-010.000
Computer ID: 2580300
Deed Holder: SEBA BROS FARMS, INC
Property Address: E STATE ROUTE Y
CLEVELAND, MO 64734-0000
Mailing Address: 2111 STATE ROUTE Y
CLEVELAND, MO 64734-0000 USA
Class: RESIDENTIAL
Map Area: UNION RURAL
Plat Map: 1272/2
Subdivision: NONE
Sec-Twp-Rng: 34-45-33
Lot-Block: -
Brief Legal Description: W2 W2 NE NW
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$2,620	\$0	\$0	\$0	\$2,620
Building	\$0	\$0	\$0	\$0	\$0
Total	\$2,620	\$0	\$0	\$0	\$2,620
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$310	\$0	\$0	\$0	\$310
Building	\$0	\$0	\$0	\$0	\$0
Total	\$310	\$0	\$0	\$0	\$310

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$2,620	\$0	\$0	\$0	\$2,620
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$2,620	\$0	\$0	\$0	\$2,620
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$2,710	\$0	\$0	\$0	\$2,710
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$2,710	\$0	\$0	\$0	\$2,710

More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	6.700	1,279.70
Grade 4 - Missouri Soil Grade 4	3.300	1,336.50

COUNTY TAX INFORMATION

Tract 20

Cass County

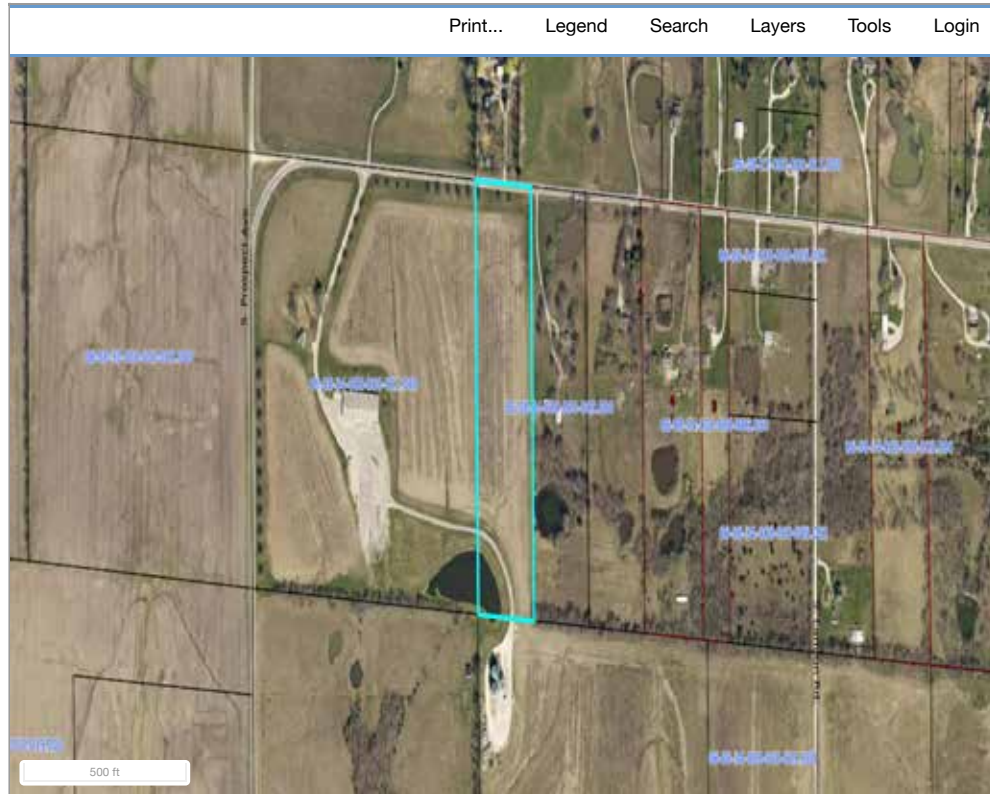
1/22/21, 10:20 AM

Total Acres: 10.000

Net CSR Points: 2,616.20

Averaged Taxable CSR: 261.620

GIS Map Information



COUNTY TAX INFORMATION

Tract 20

Cass County

1/22/21, 10:21 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-34-000-000-011.000
Computer ID: 2579700
Deed Holder: SEBA BROS FARMS, INC
Property Address: 2707 E STATE ROUTE Y
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 STATE ROUTE Y
CLEVELAND, MO 64734-0146 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 1311/242
Subdivision: NONE
Sec-Twp-Rng: 34-45-33
Lot-Block: -
Brief Legal Description: NW OF NW
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-34-000-000-011.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$13,630	\$0	\$0	\$0	\$13,630
Building	\$96,670	\$0	\$0	\$0	\$96,670
Total	\$110,300	\$0	\$0	\$0	\$110,300
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,640	\$0	\$0	\$0	\$1,640
Building	\$11,600	\$0	\$0	\$0	\$11,600
Total	\$13,240	\$0	\$0	\$0	\$13,240

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$13,630	\$0	\$0	\$0	\$13,630
Building Full Market	\$96,670	\$0	\$0	\$0	\$96,670
Total Full Market	\$110,300	\$0	\$0	\$0	\$110,300
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$13,800	\$0	\$0	\$0	\$13,800
Building Full Market	\$91,320	\$0	\$0	\$0	\$91,320

COUNTY TAX INFORMATION

Tract 20

Cass County

1/22/21, 10:21 AM

Total Full Market	\$105,120	\$0	\$0	\$0	\$105,120
▼ More Years...					

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	12.000	2,292.00
Grade 4 - Missouri Soil Grade 4	28.000	11,340.00
Total Acres: 40.000		Averaged Taxable CSR: 340.800
Net CSR Points: 13,632.00		

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Steel Utility Building	1	1988

Commercial Building Information

Occupancy	Year Built	Building Area
▼ Metal Office	1990	528

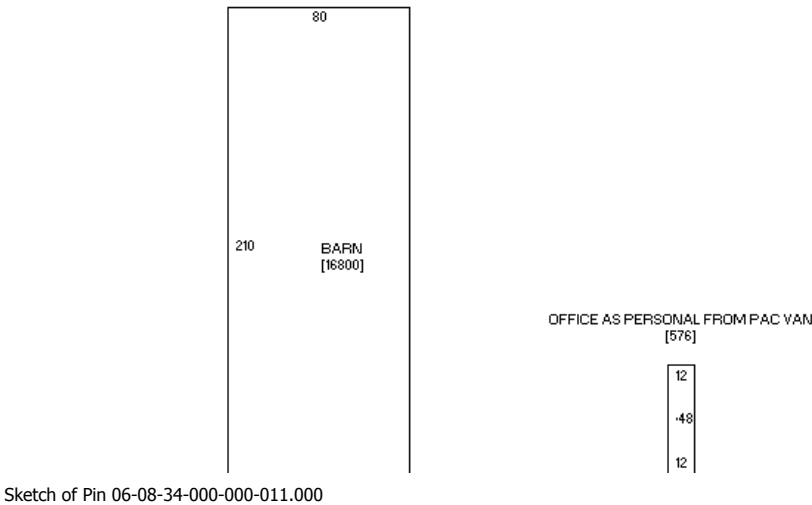
COUNTY TAX INFORMATION

Tract 20

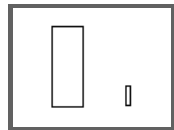
Cass County

1/22/21, 10:21 AM

Sketch



1 / 1



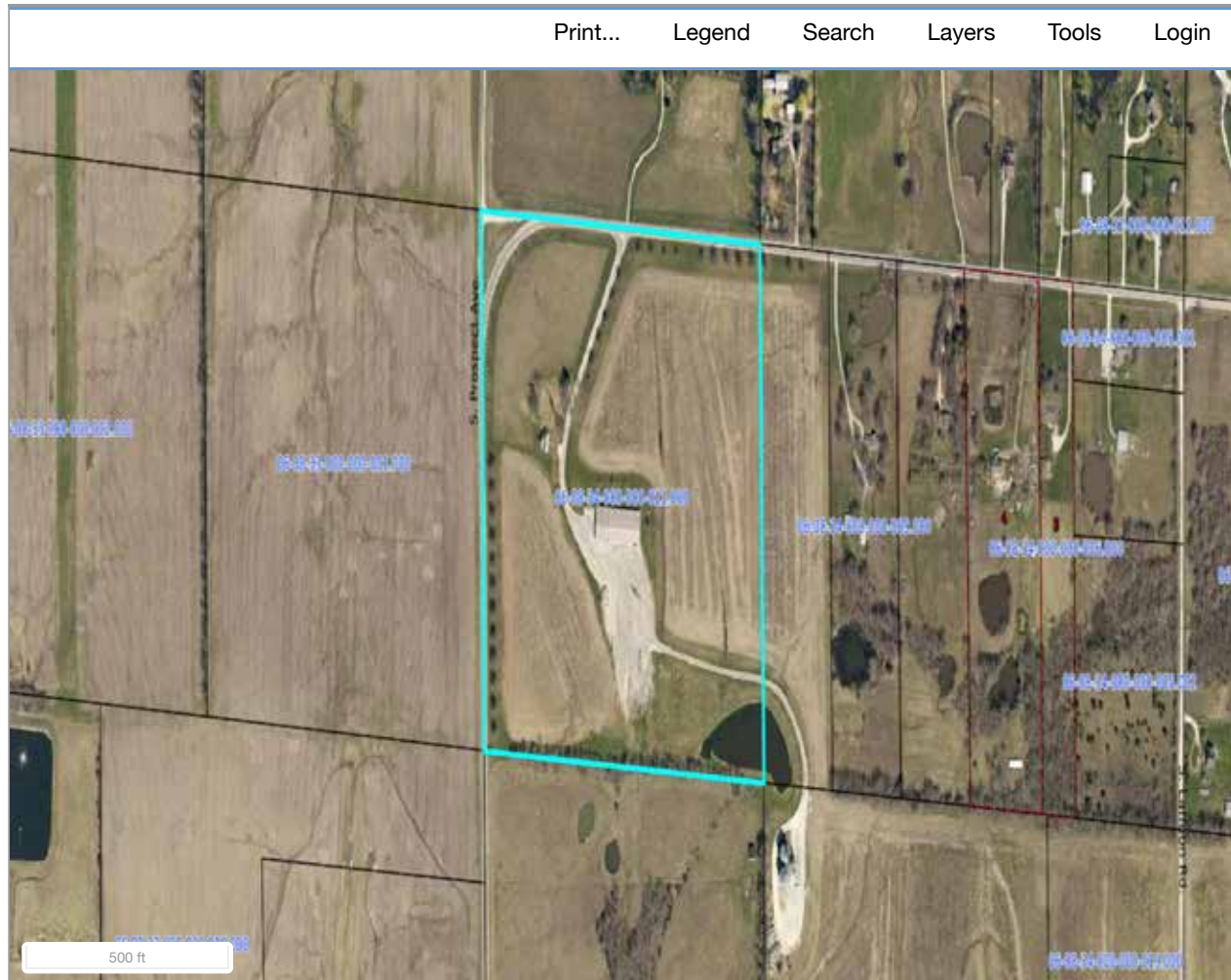
GIS Map Information

COUNTY TAX INFORMATION

Tract 20

Cass County

1/22/21, 10:21 AM



COUNTY TAX INFORMATION

Tract 25

Cass County

1/22/21, 10:21 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-34-000-000-019.000
Computer ID: 2579800
Deed Holder: SEBA BROS FARMS, INC
Property Address: 24514 S LAFFOON RD
CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0146 USA
Class: RESIDENTIAL
Map Area: UNION RURAL
Plat Map: 1563/42
Subdivision: NONE
Sec-Twp-Rng: 34-45-33
Lot-Block: -
Brief Legal Description: NW SW NE
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$3,190	\$0	\$0	\$0	\$3,190
Building	\$0	\$0	\$0	\$0	\$0
Total	\$3,190	\$0	\$0	\$0	\$3,190
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$380	\$0	\$0	\$0	\$380
Building	\$0	\$0	\$0	\$0	\$0
Total	\$380	\$0	\$0	\$0	\$380

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$3,190	\$0	\$0	\$0	\$3,190
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$3,190	\$0	\$0	\$0	\$3,190
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$3,250	\$0	\$0	\$0	\$3,250
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$3,250	\$0	\$0	\$0	\$3,250

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	4.000	764.00
Grade 4 - Missouri Soil Grade 4	6.000	2,430.00

COUNTY TAX INFORMATION

Tract 25

Cass County

1/22/21, 10:21 AM

Total Acres: 10.000

Net CSR Points: 3,194.00

Averaged Taxable CSR: 319.400

GIS Map Information

Print...

Legend

Search

Layers

Tools

Login



COUNTY TAX INFORMATION

Tracts 25 & 26

Cass County

1/22/21, 10:21 AM



Assessor Hub provided by
Vanguard Appraisals, Inc



Parcel Number: 06-08-34-000-000-019.001
Computer ID: 2579801
Deed Holder: SEBA BROS FARMS, INC
Property Address: S LAFFOON RD
CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
CLEVELAND, MO 64734-0146 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 1311/245
Subdivision: NONE
Sec-Twp-Rng: 34-46-33
Lot-Block: -
Brief Legal Description: SE NW & SW NE EX NW SW NE
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-34-000-000-019.001 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$20,810	\$0	\$0	\$0	\$20,810
Building	\$149,690	\$0	\$0	\$0	\$149,690
Total	\$170,500	\$0	\$0	\$0	\$170,500
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$2,500	\$0	\$0	\$0	\$2,500
Building	\$17,960	\$0	\$0	\$0	\$17,960
Total	\$20,460	\$0	\$0	\$0	\$20,460

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$20,810	\$0	\$0	\$0	\$20,810
Building Full Market	\$149,690	\$0	\$0	\$0	\$149,690
Total Full Market	\$170,500	\$0	\$0	\$0	\$170,500
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$21,270	\$0	\$0	\$0	\$21,270
Building Full Market	\$142,210	\$0	\$0	\$0	\$142,210

COUNTY TAX INFORMATION

Tracts 25 & 26

Cass County

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Total Full Market	\$163,480	\$0	\$0	\$0	\$163,480
▼ More Years...					

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	36.000	14,580.00
Grade 5 - Missouri Soil Grade 5	28.000	5,348.00
Grade 6 - Missouri Soil Grade 6	6.000	882.00
Total Acres: 70.000		Averaged Taxable CSR: 297.286
Net CSR Points: 20,810.00		

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Bin - Steel Grain Storage	1	2008
▼ Bin - Steel Grain Storage	1	2008
▼ Bin - Grain Storage (Bushel)	1	2008
▼ Bin - Grain Storage (Bushel)	1	2000

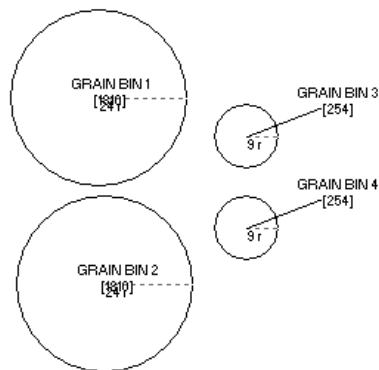
COUNTY TAX INFORMATION

Tracts 25 & 26

Cass County

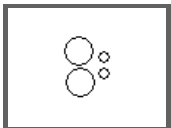
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Sketch



Sketch of Pin 06-08-34-000-000-019.001

1 / 1



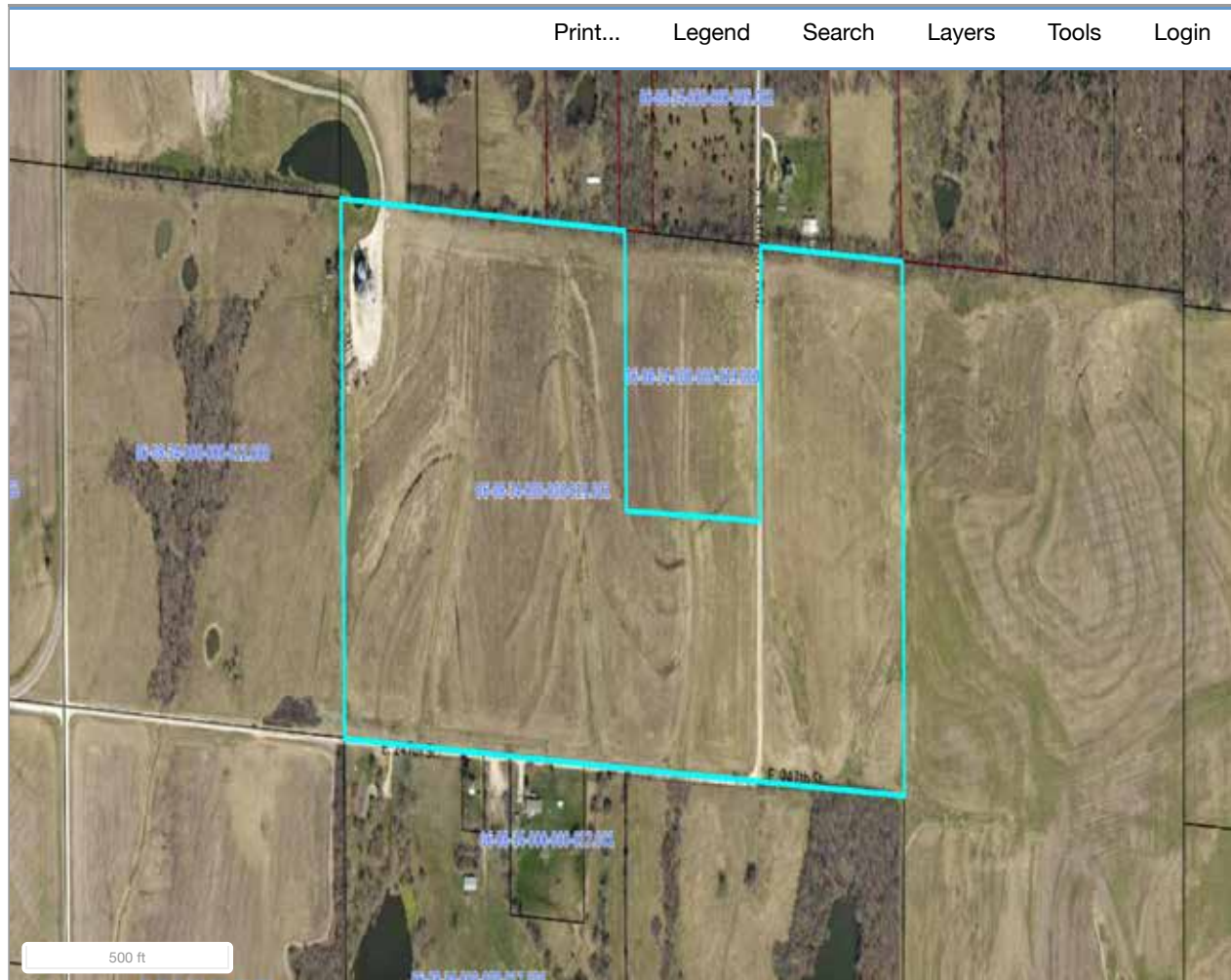
GIS Map Information

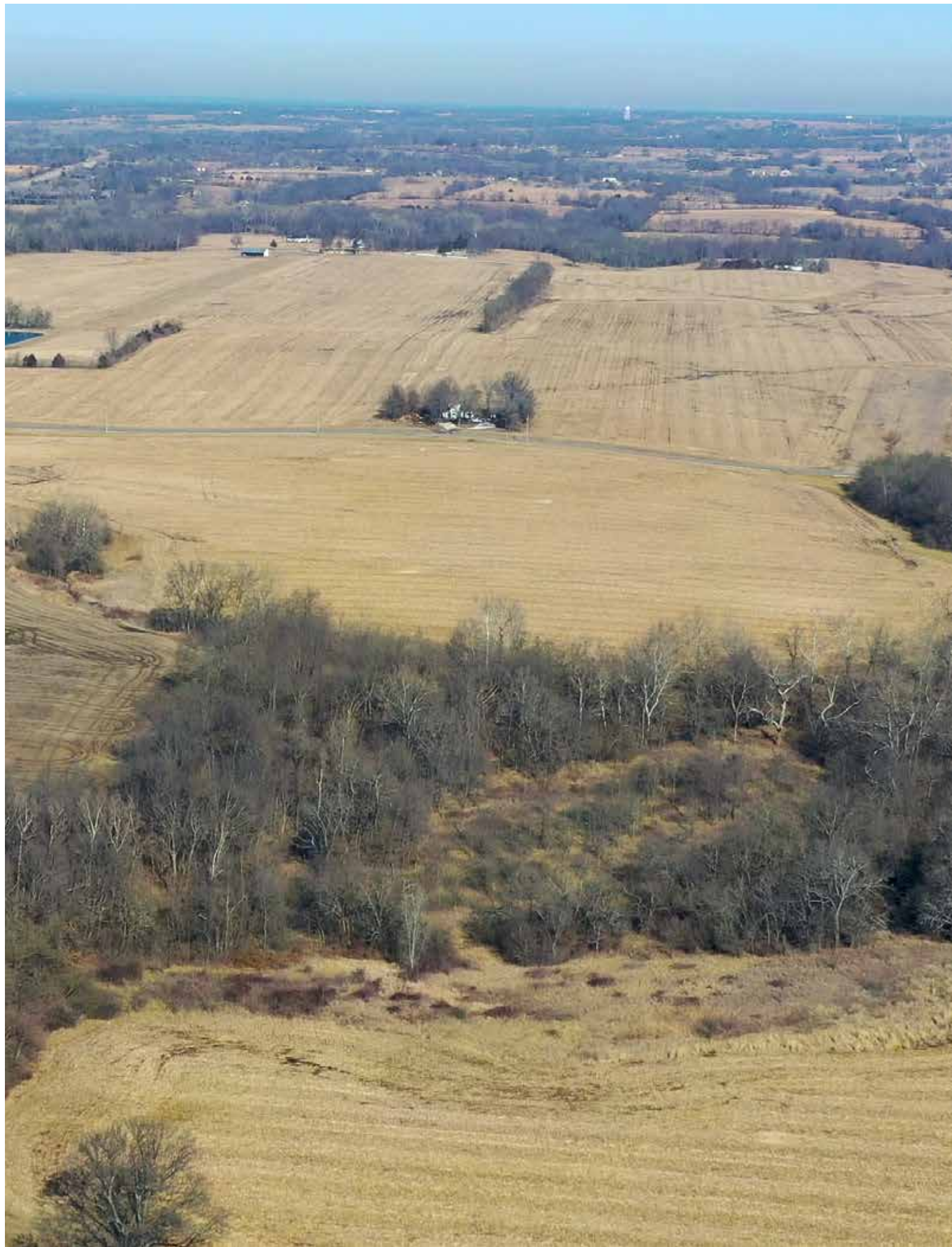
COUNTY TAX INFORMATION

Tracts 25 & 26

Cass County

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PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS

TRACT 5 LOOKING NORTH



TRACT 20 LOOKING NORTHEAST



PHOTOS



TRACT 12 LOOKING SOUTH



PHOTOS

TRACTS 14 & 15



TRACT 17 LOOKING WEST



PHOTOS



PHOTOS

TRACTS 20-25



PHOTOS



SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
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