

Audrain & Monroe Counties, MO

Tuesday, September 16 • 6pm CST



494.63[±]
acres

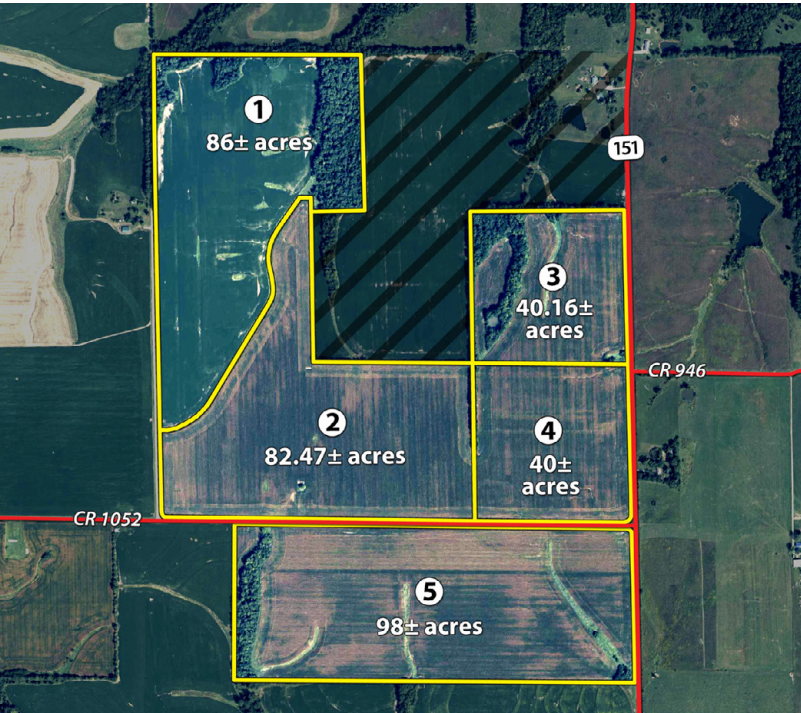
Offered in 10 Tracts or Combinations

QUALITY
Tillable Farmland
PORTFOLIO

- 436.11[±] FSA Crop Acres
- Hwy 151 Road Frontage
- Tracts Ranging from 10-98[±] Acres
- Leonard, Mexico & Putnam Silt Loam Soils
- Productive Tillable Land

Tuesday, September 16 • 6pm CST

The Shirley A Wilmoth Trust 494.63± acres will be offered in 10 tracts and any combination at live auction at 6pm CST on September 16th at the Paradise Park and Event Center. This land has been in the Wilmoth Family for many decades and now is your chance to acquire highly tillable tracts in Audrain and Monroe Counties with higher than county average soils. With tracts ranging from 10± to 98± acres, there is something for everyone in this offering. Be sure to inspect this property and take advantage of the flexibility that our M3 multi-parcel bidding system provides you!



TRACT 1: 86± ACRES of mostly tillable land with some woods on the East and North sides of the tract. This tract is comprised of Mexico and Leonard silt loam soils.

TRACT 2: 82.47± ACRES of nearly all tillable land comprised of Putnam, Mexico and Leonard silt loam soils.

TRACT 3: 40.16± ACRES of tillable land and woods comprised of Mexico, Putnam and Leonard silt loam soils.

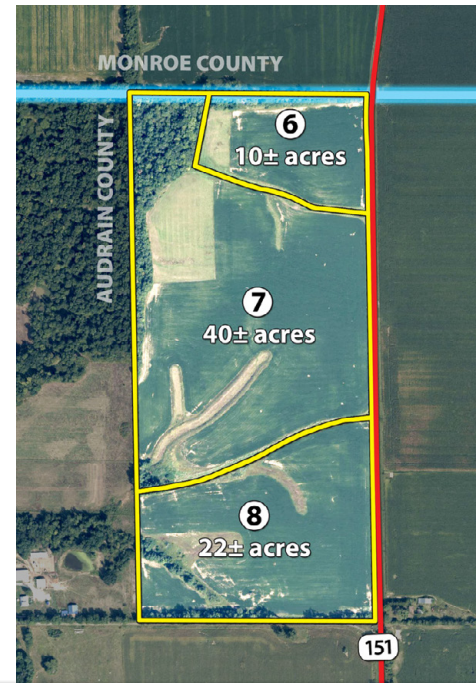
TRACT 4: 40± ACRES of nearly all tillable land comprised of mostly Putnam and Mexico silt loam soils with road frontage on Hwy 151 and Co Rd 1052.

TRACT 5: 98± ACRES of mostly tillable land consisting of Mexico, Leonard and Putnam silt loam soils with road frontage on Hwy 151 and Co Rd 1052. Combine Tracts 1-5 for 346.63± contiguous acres of mostly tillable land!

TRACT 6: 10± ACRES of mostly tillable land comprised of Leonard and Mexico silt loam soils with Hwy 151 road frontage.

TRACT 7: 40± ACRES of tillable, hay and woods comprised of mostly Leonard and Mexico silt loam soils with Hwy 151 road frontage.

TRACT 8: 22± ACRES of mostly tillable land comprised of Leonard and Mexico silt loam and Armstrong loam soils with Hwy 151 road frontage. Combine Tracts 6-8 for a nice diversified combination of 72± acres.



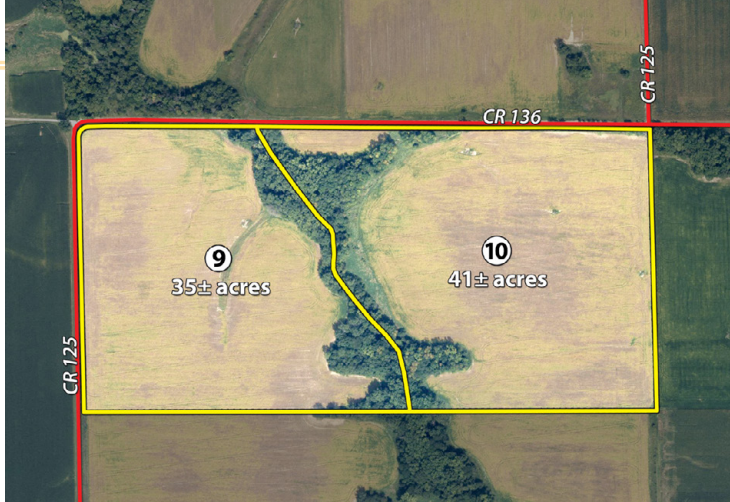
ONLINE BIDDING AVAILABLE You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.



TRACTS 1-5

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TRACT 9: 35± ACRES of mostly tillable land comprised of Leonard and Mexico silt loam soils with road frontage along CR 125 and CR 136.

TRACT 10: 41± ACRES of mostly tillable land comprised of Mexico and Leonard silt loam soils. There is a proposed power line easement with Grain Belt Express on this tract



AUCTION LOCATION: The Paradise Event Center, 798 W Urbandale Dr, Moberly, MO 65270

DIRECTIONS TO PROPERTY:

Tracts 1-5: From Madison, MO travel South on Hwy 151 for 4.7 miles then turn West on Co Rd 1052. Tracts 1-4 will be on the North and Tract 5 will be on the South side of CR 1052.

Tracts 6-8: From Madison, MO travel South on Hwy 151 for 9.5 miles. Tracts 6-8 will be on the West side of the road.

Tracts 9 and 10: From Centralia, MO travel North on Hwy 151 and follow the curve to the West. Turn North on Co Rd EE then travel for 4.5 miles and turn West on Audrain Co Rd 136. Travel for 0.5 miles and Tracts 9 and 10 will be on the South side of the road.



TRACT 7

Information Dates - Meet Jess Nighswonger at the SW corner of Tract 2 (intersection of Monroe Co Rd 1052 and Monroe Co Rd 127): Tue, August 19 • 3-5pm, Thu, September 4 • 3-5pm & Mon, September 15 • 3-5pm



TRACTS 9 & 10



494.63± acres

Offered in 10 Tracts or Combinations

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts, or as a total 494.63± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, combinations of tracts & the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. 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.**

APPROVAL 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. The auction bids are subject to the acceptance or rejection by the Seller.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free & clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, & any desired endorsements, shall be at Buyer's sole expense.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30-45 days after the auction, or as soon thereafter as applicable closing documents are completed by Seller. This time-line can change based on completion of any survey needed where there is no legal description to convey the property. The closing agent's fee for administering the closing will be shared equally 50-50 between Buyer & Seller. Buyer is responsible for paying any & all charges related to obtaining a loan.

POSSESSION: Possession will be given at closing subject to the 2025 farming rights of the current farm tenant(s).

REAL ESTATE TAXES: Seller shall pay the real estate taxes for 2025, payable in 2026 (or the estimated amount thereof), & all prior years. Buyer shall assume & pay all other real estate taxes to the extent attributed to the Purchased Property.

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, Seller 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: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each

pay half (50-50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

MINERALS: The sale of the Purchased Property will include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

AGENCY: Schradler Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

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 Seller 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 and Auction Company, Inc.
 Regional Office: 4626 CR 65, Keenesburg, CO 80643
 Corporate Headquarters: 950 N Liberty Dr, PO Box 508
 Columbia City, IN 46725 #2021008262

QUALITY Tillable Farmland PORTFOLIO



SEPTEMBER	SU	M	TU	W	TH	F	SA
	1	2	3	4	5	6	
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30				



AUCTION MANAGER:

Jess Nighswonger • 303.362.3285 #2025006712

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4% Buyer's Premium

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