

Audrain & Monroe Counties, MO

Tuesday, September 16 • 6pm CST

INFORMATION BOOK

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

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com
4% Buyer's Premium

 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.

SELLER: Shirley A Wilmoth Trust



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 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: Schrader 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.**

Auction Manager: Jess Nighswonger • 303.362.3285 #2025006712
Schrader Real Estate and Auction Company, Inc. #2021008262

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TRACT 5 LOOKING EAST



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 16, 2025

494.63± ACRES – AUDRAIN & MONROE COUNTIES, 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 or fax to 260-244-4431, no later than Tuesday, September 9, 2025.
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
494.63± Acres • Audrain & Monroe Counties, Missouri
Tuesday, September 16, 2025

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, September 16, 2025 at 6:00 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; email: auctions@schraderauction.com

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, September 9, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or 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.

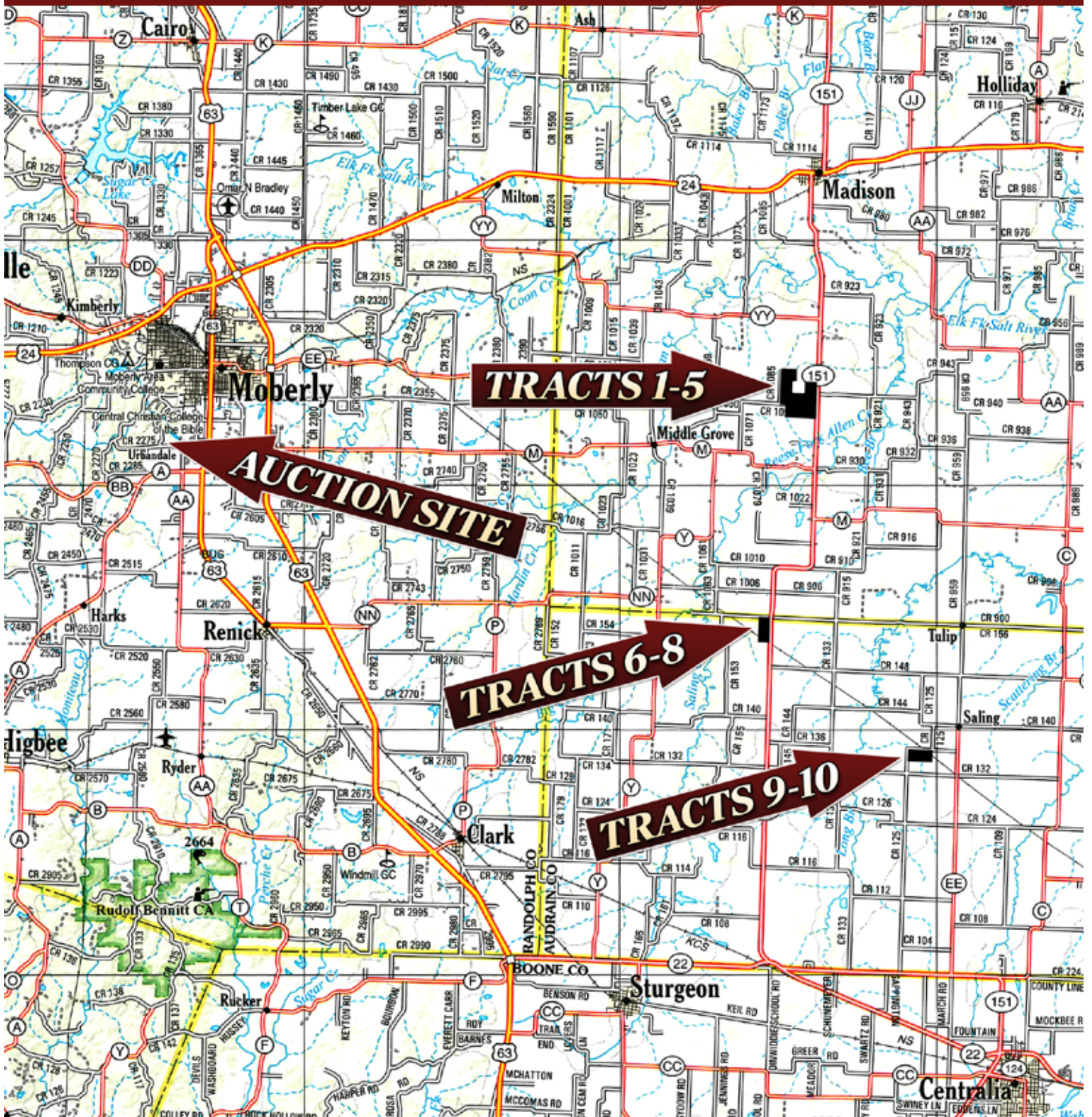
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

LOCATION MAP



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

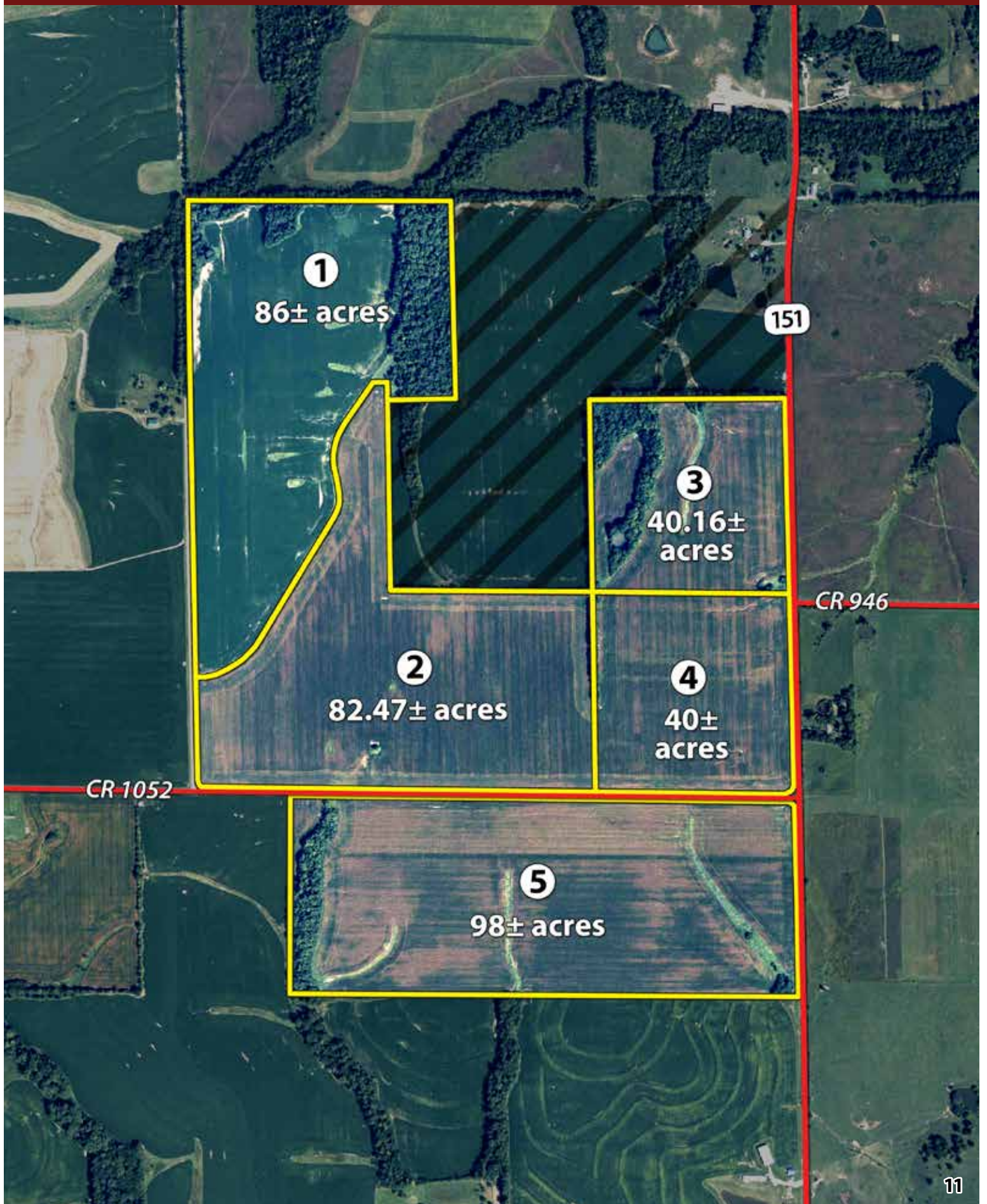
DIRECTIONS TO PROPERTY:

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.

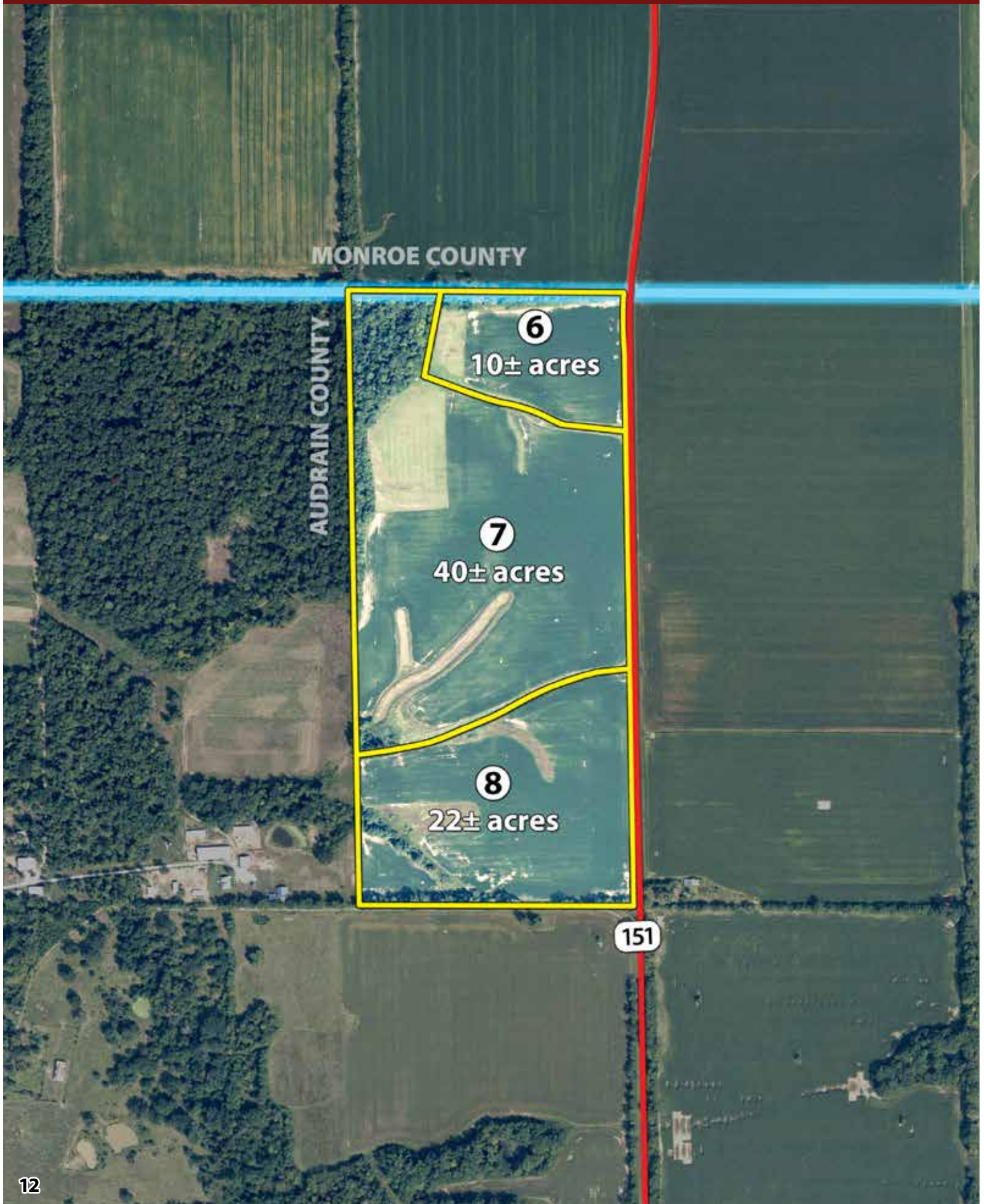
Tracts 6-8: From Madison, MO travel South on Hwy 151 for 9.5 miles. Tracts 6-8 will be on the West side of the road.

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.

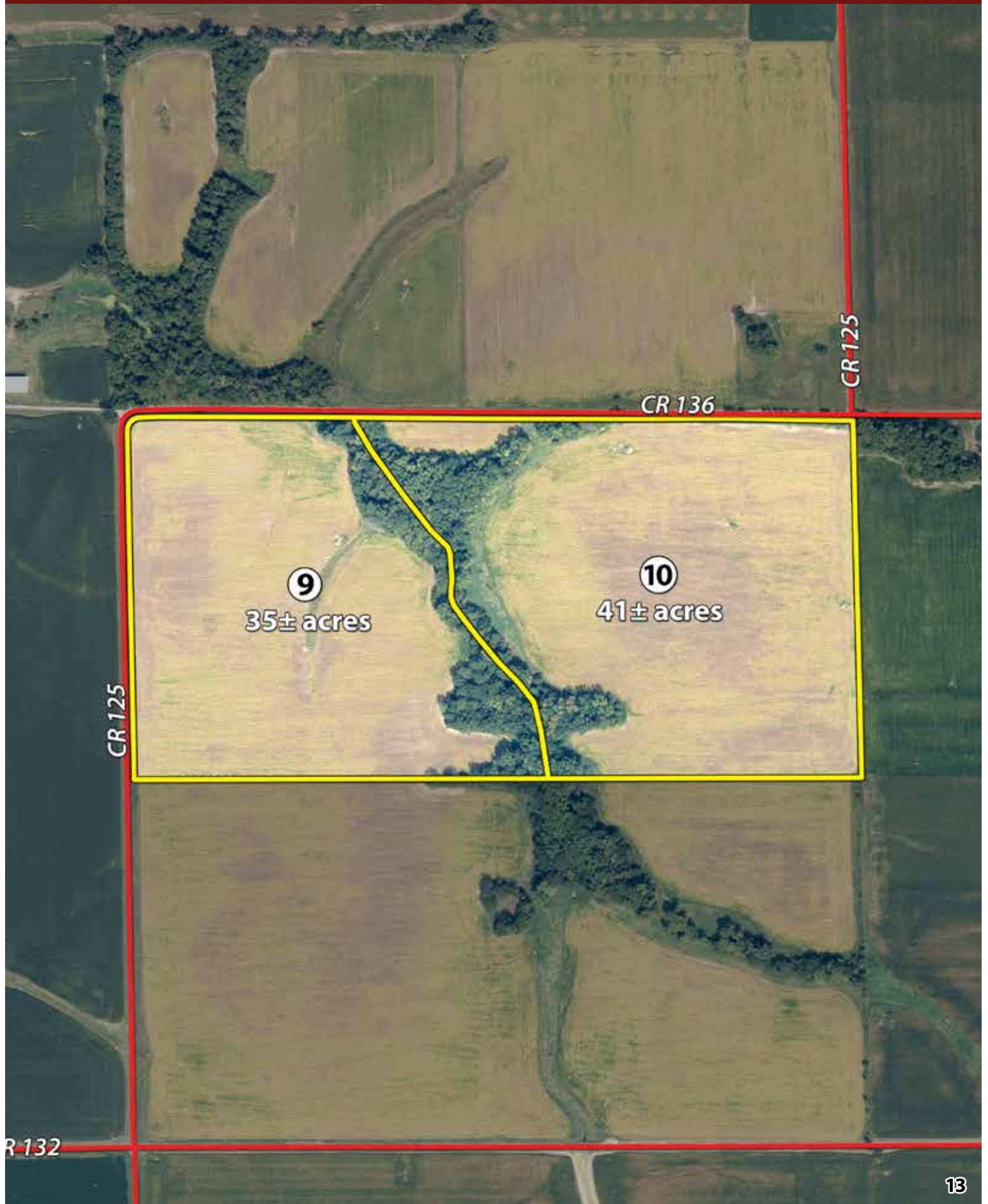
TRACT MAPS



TRACT MAPS

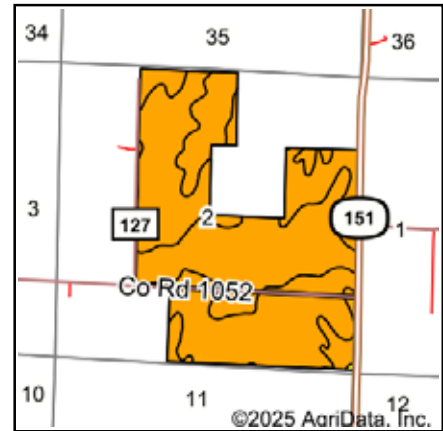
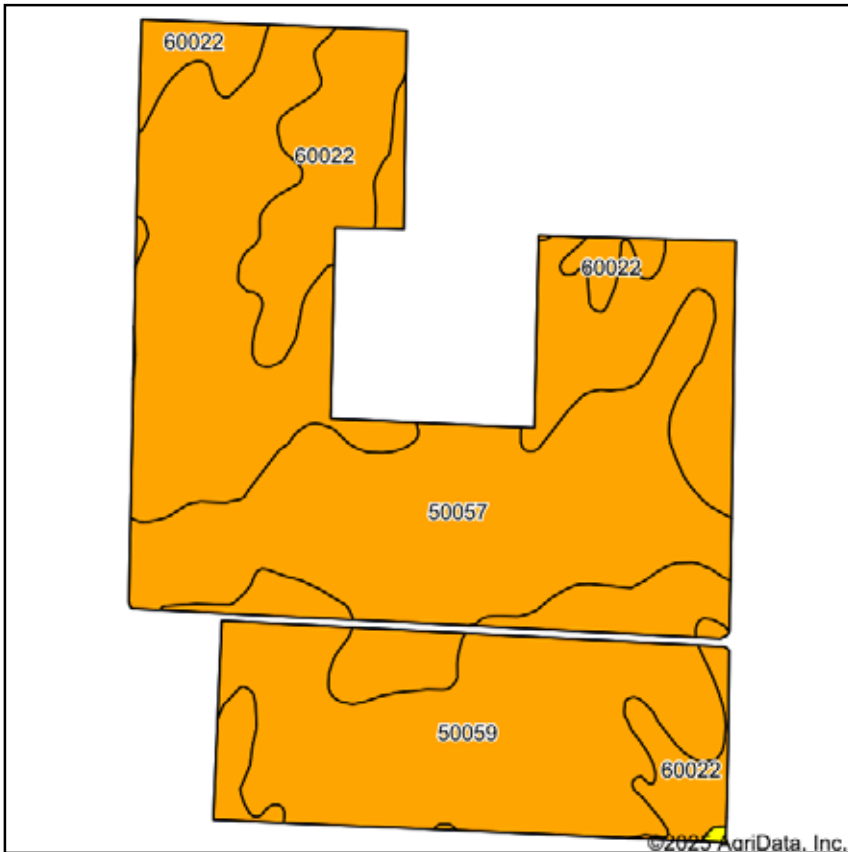


TRACT MAPS



SOIL, TOPOGRAPHY & WETLANDS MAPS

SOIL MAP - TRACTS 1-5



State: **Missouri**
 County: **Monroe**
 Location: **2-53N-12W**
 Township: **Union**
 Acres: **334.66**
 Date: **2/19/2025**



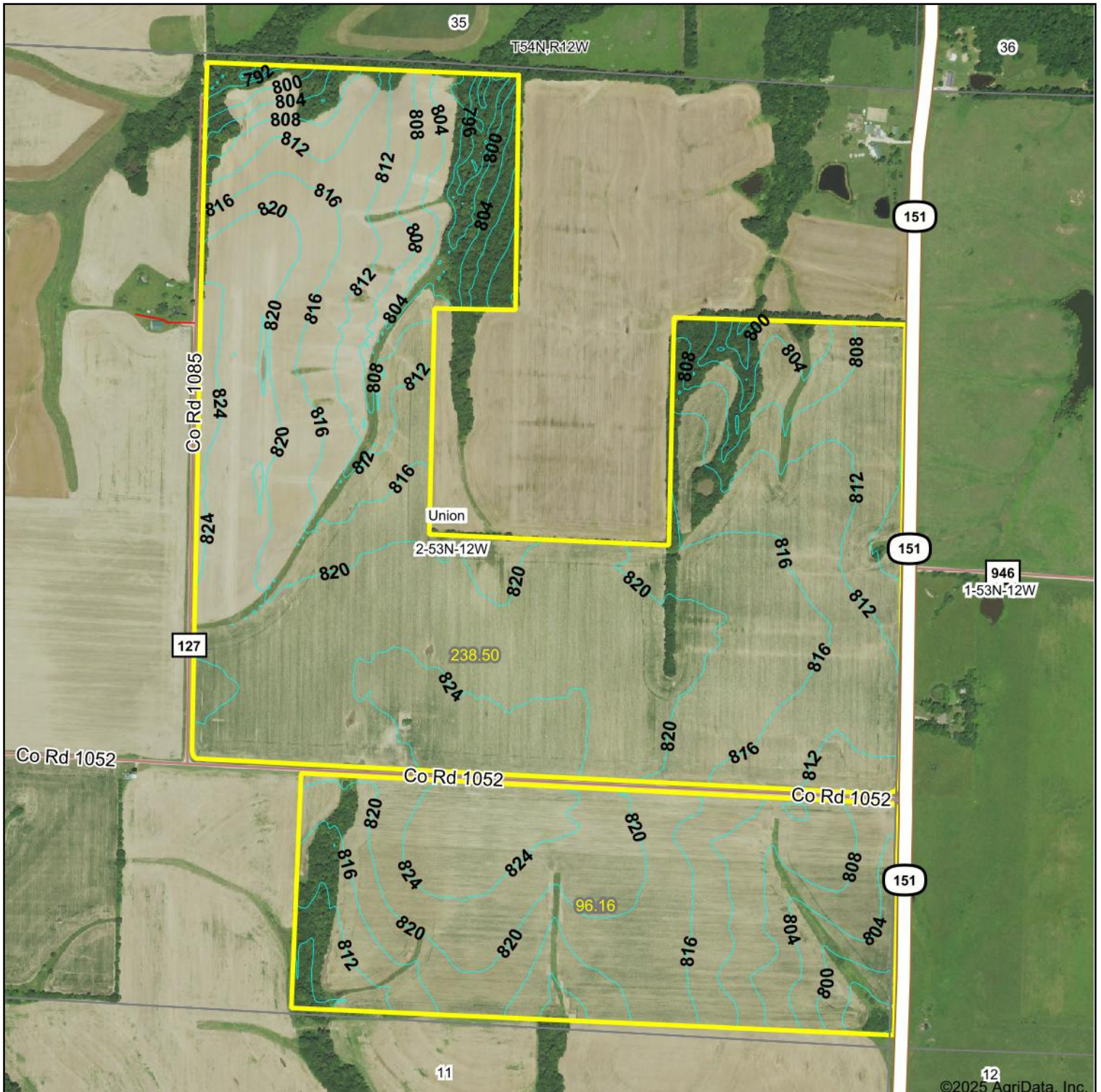
Soils data provided by USDA and NRCS.

Area Symbol: MO137, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	186.59	55.7%		IIIe	71	71	62	53
50057	Putnam silt loam, 1 to 3 percent slopes	97.38	29.1%		IIIw	66	65	65	58
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	50.42	15.1%		IIIe	61	61	58	51
30039	Armstrong loam, 9 to 14 percent slopes, eroded	0.27	0.1%		IVe	64	64	57	46
Weighted Average					3.00	*n 68	*n 67.7	*n 62.3	*n 54.1

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

TOPO CONTOURS MAP - TRACTS 1-5



Source: USGS 10 meter dem

Interval(ft): 4.0

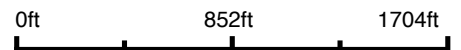
Min: 786.1

Max: 826.7

Range: 40.6

Average: 815.9

Standard Deviation: 7.22 ft



2/19/2025

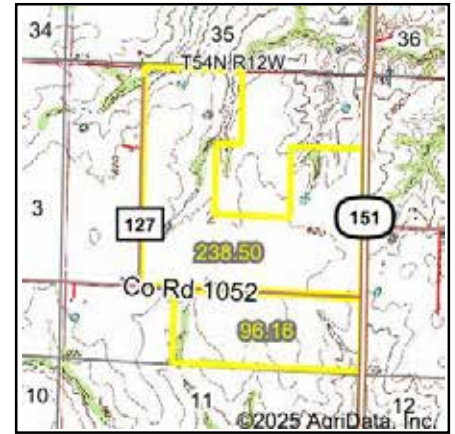
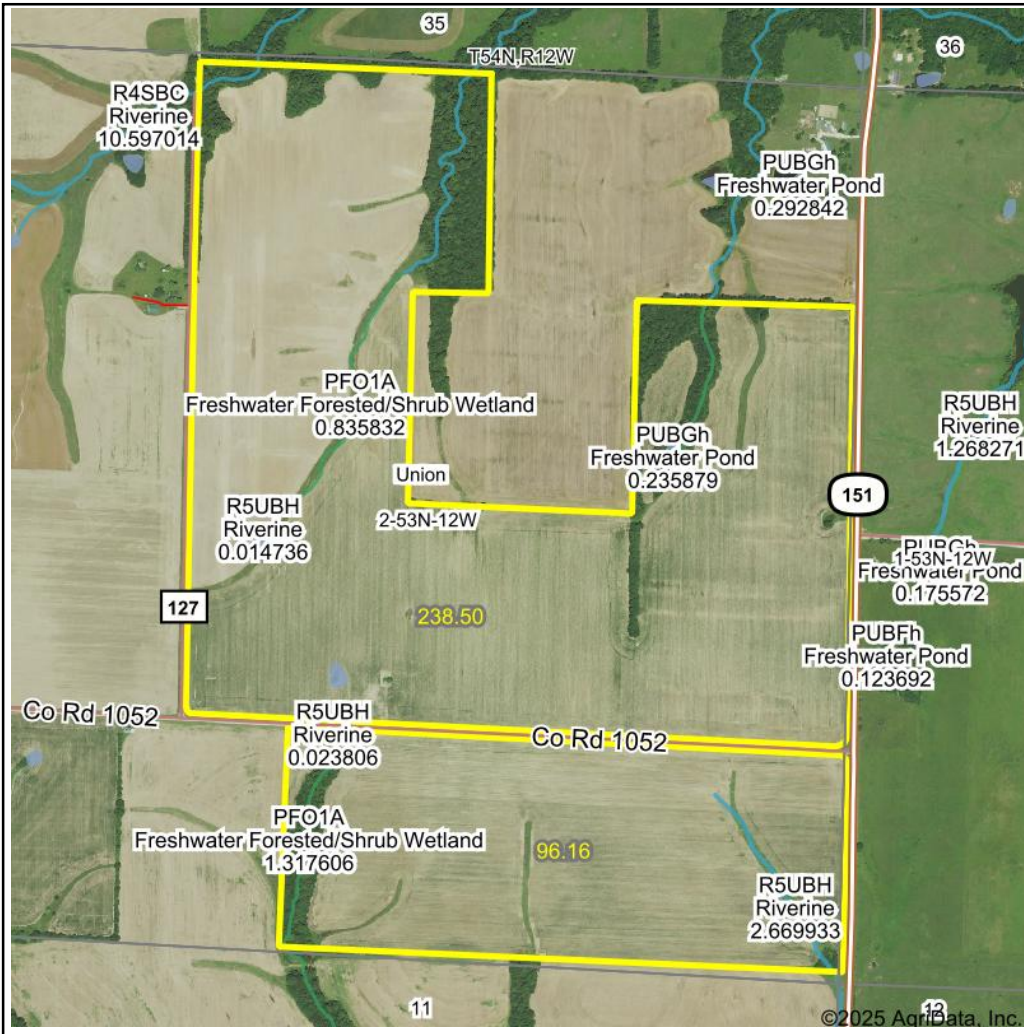
2-53N-12W
Monroe County
Missouri



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Boundary Center: 39° 24' 35.47, -92° 13' 1.36

WETLANDS MAP - TRACTS 1-5



State: **Missouri**
 Location: **2-53N-12W**
 County: **Monroe**
 Township: **Union**
 Date: **2/19/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

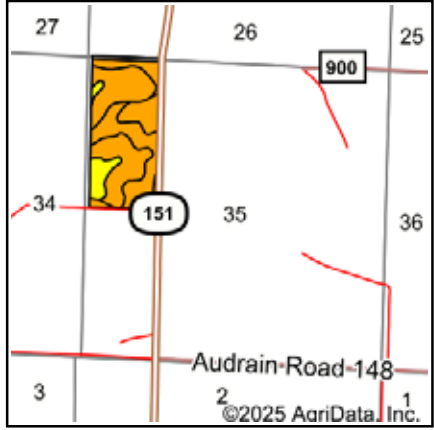
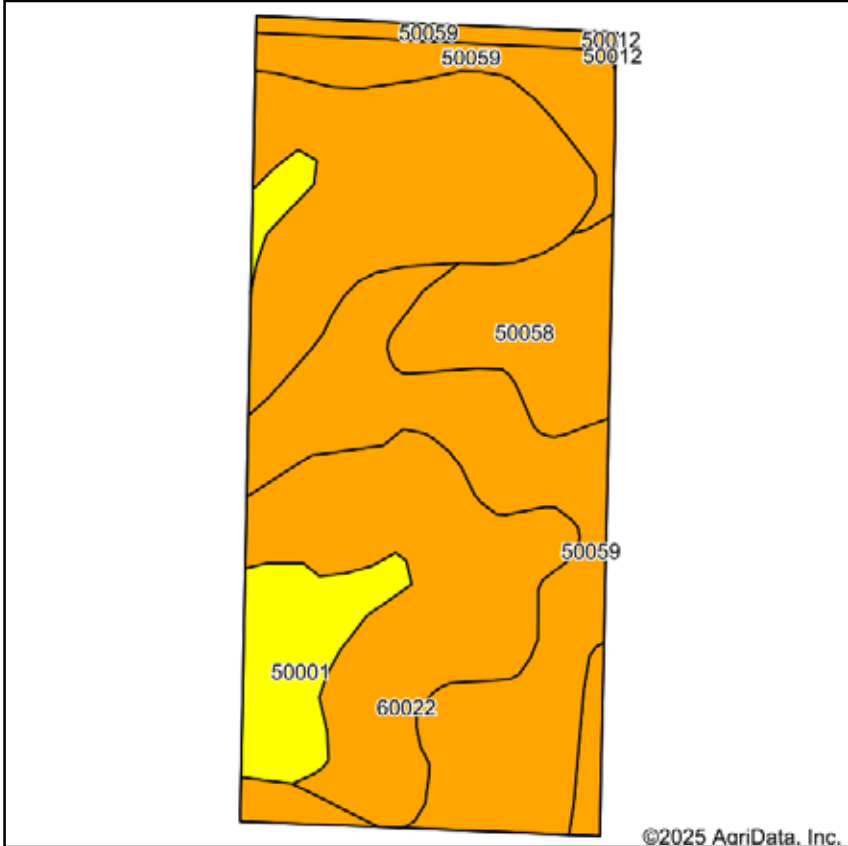


0ft 1239ft 2478ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.85
PUBGh	Freshwater Pond	0.92
R4SBC	Riverine	0.90
R5UBH	Riverine	0.82
Total Acres		4.49

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

SOIL MAP - TRACTS 6-8



State: **Missouri**
 County: **Audrain**
 Location: **35-53N-12W**
 Township: **Saling**
 Acres: **72.37**
 Date: **2/19/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MO007, Soil Area Version: 29
 Area Symbol: MO137, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	32.28	44.6%		IIIe	61	61	58	51
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	23.91	33.0%		IIIe	71	71	62	53
50058	Mexico silt loam, 0 to 2 percent slopes	8.29	11.5%		IIIw	75	75	67	60
50001	Armstrong loam, 5 to 9 percent slopes, eroded	6.37	8.8%		IVe	66	66	60	49
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	1.52	2.1%		IIIe	71	71	62	53
Weighted Average					3.09	*n 66.6	*n 66.6	*n 60.6	*n 52.6

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

TOPO CONTOURS MAP - TRACTS 6-8



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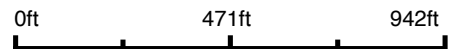


Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 812.7
 Max: 844.3
 Range: 31.6
 Average: 833.6
 Standard Deviation: 6.4 ft

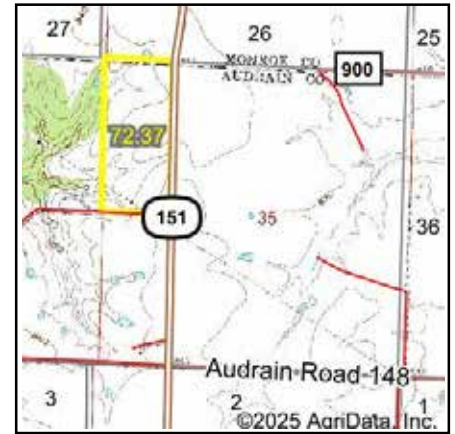


2/19/2025

35-53N-12W
Audrain County
Missouri

Boundary Center: 39° 20' 29.59, -92° 13' 46.33

WETLANDS MAP - TRACTS 6-8



State: **Missouri**
 Location: **35-53N-12W**
 County: **Audrain**
 Township: **Saling**
 Date: **2/19/2025**



Maps Provided By:

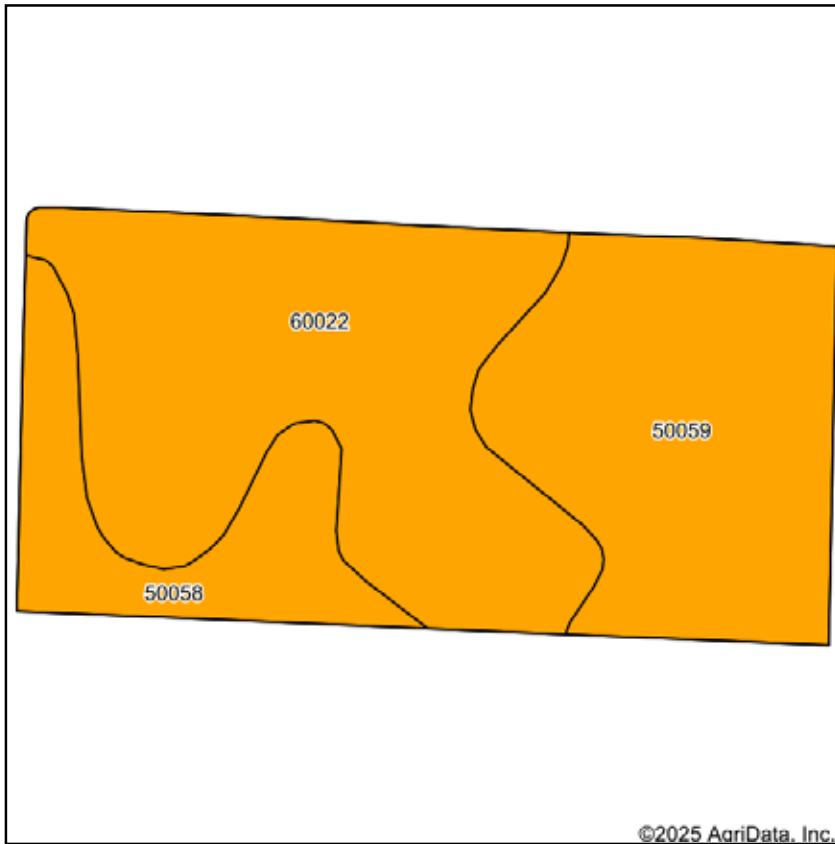
 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
PUBGh	Freshwater Pond	0.09
Total Acres		0.09

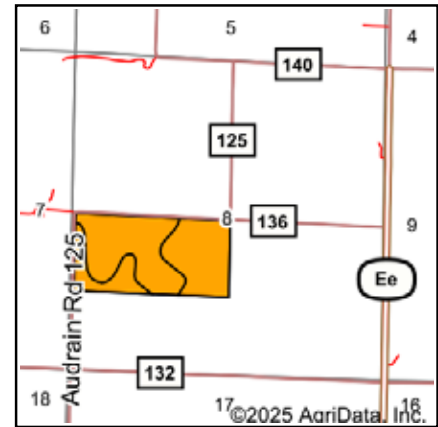
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SOIL MAP - TRACTS 9-10



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Audrain**
 Location: **8-52N-11W**
 Township: **Saling**
 Acres: **76.78**
 Date: **2/19/2025**



Maps Provided By:



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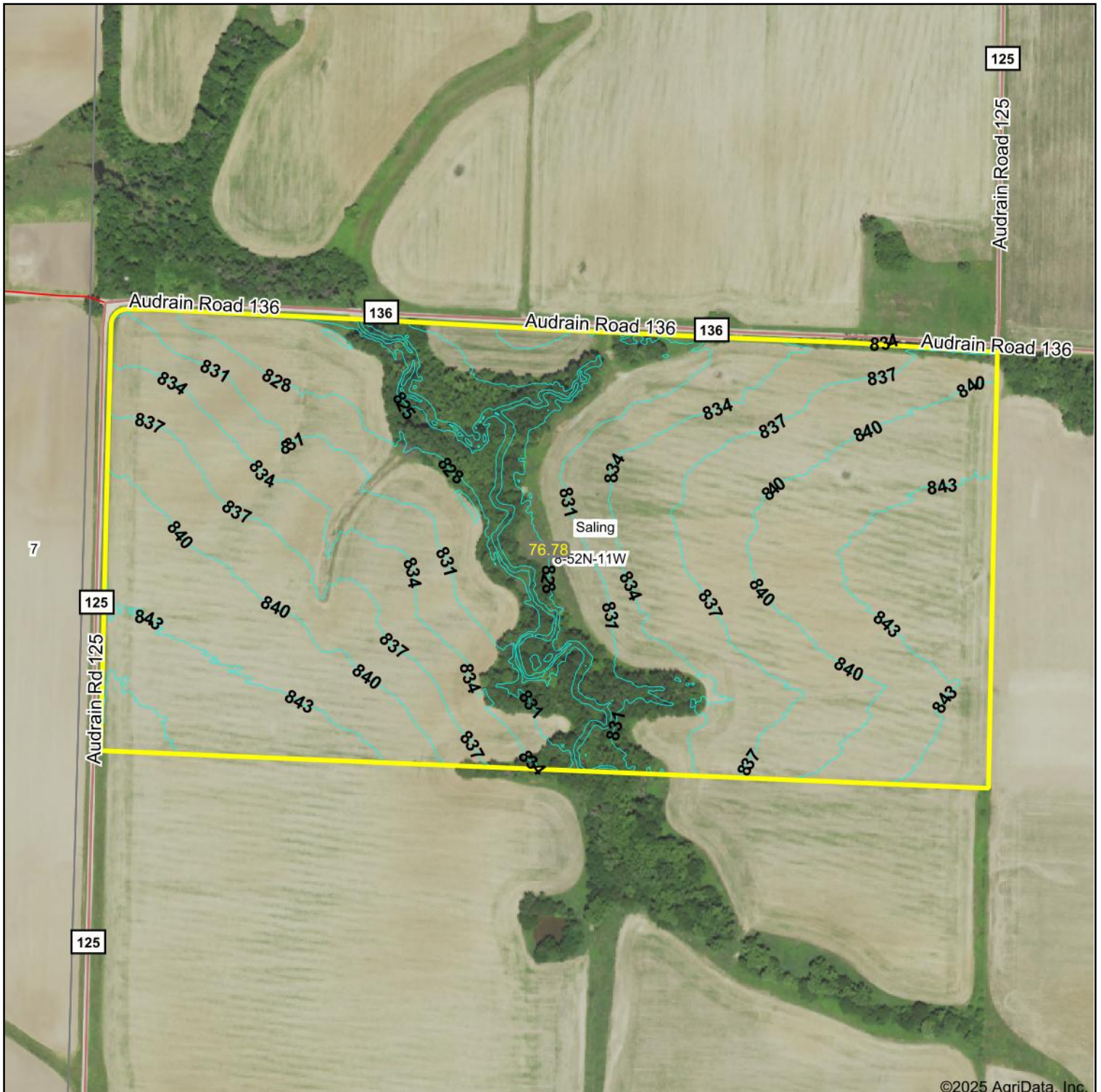


Area Symbol: MO007, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	36.76	47.9%		IIIe	61	61	58	51
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	27.86	36.3%		IIIe	71	71	62	53
50058	Mexico silt loam, 0 to 2 percent slopes	12.16	15.8%		IIIw	75	75	67	60
Weighted Average					3.00	*n 66.8	*n 66.8	*n 60.9	*n 53.2

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

TOPO CONTOURS MAP - TRACTS 9-10



©2025 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 821.0

Max: 846.2

Range: 25.2

Average: 835.9

Standard Deviation: 5.71 ft



2/19/2025

8-52N-11W
Audrain County
Missouri



Boundary Center: 39° 18' 17.71, -92° 10' 21.37

WETLANDS MAP - TRACTS 9-10

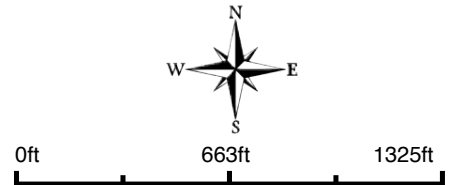


State: **Missouri**
 Location: **8-52N-11W**
 County: **Audrain**
 Township: **Saling**
 Date: **2/19/2025**



Maps Provided By:

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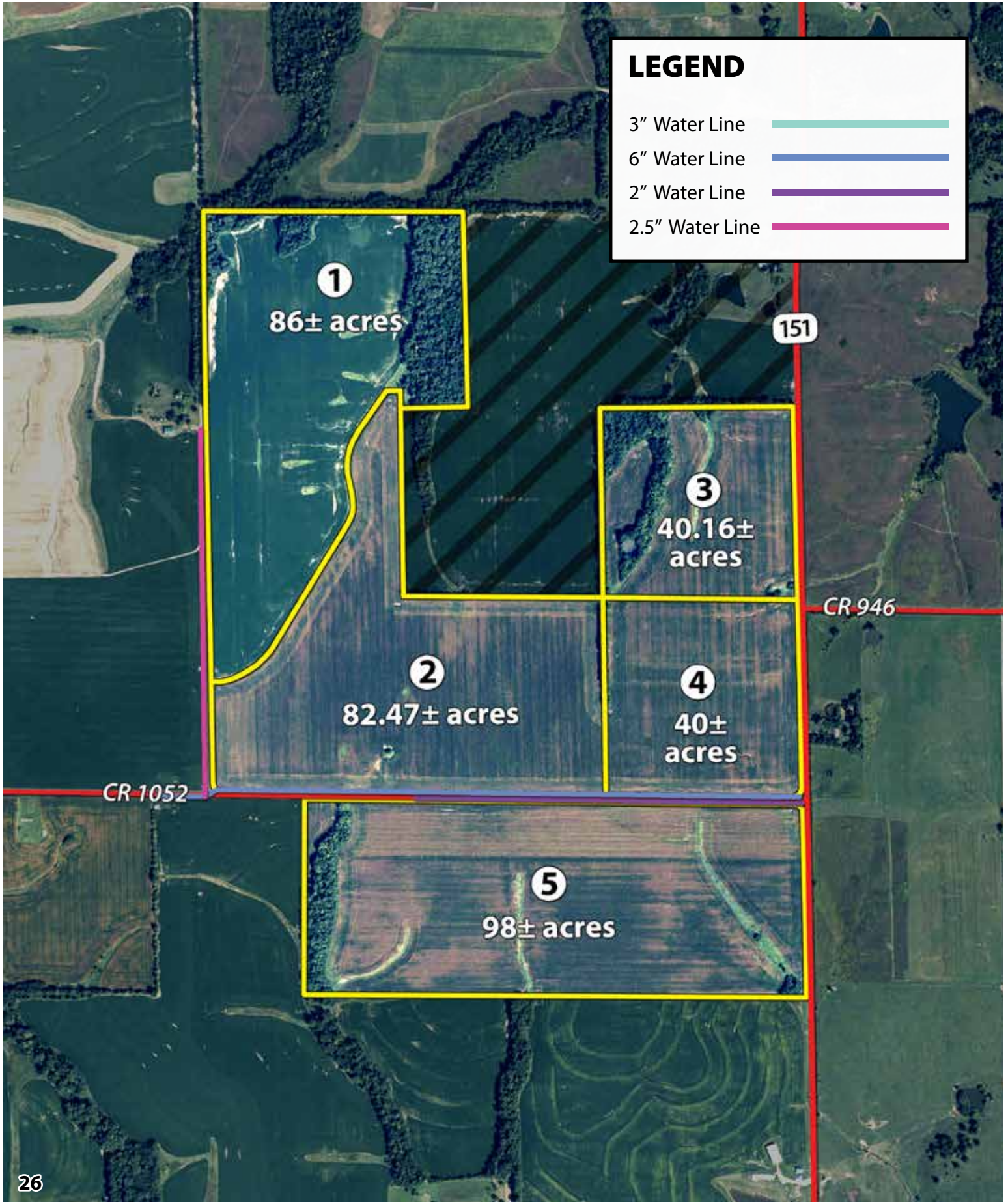


Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	0.88
Total Acres		0.88

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





RURAL WATER LINE MAPS

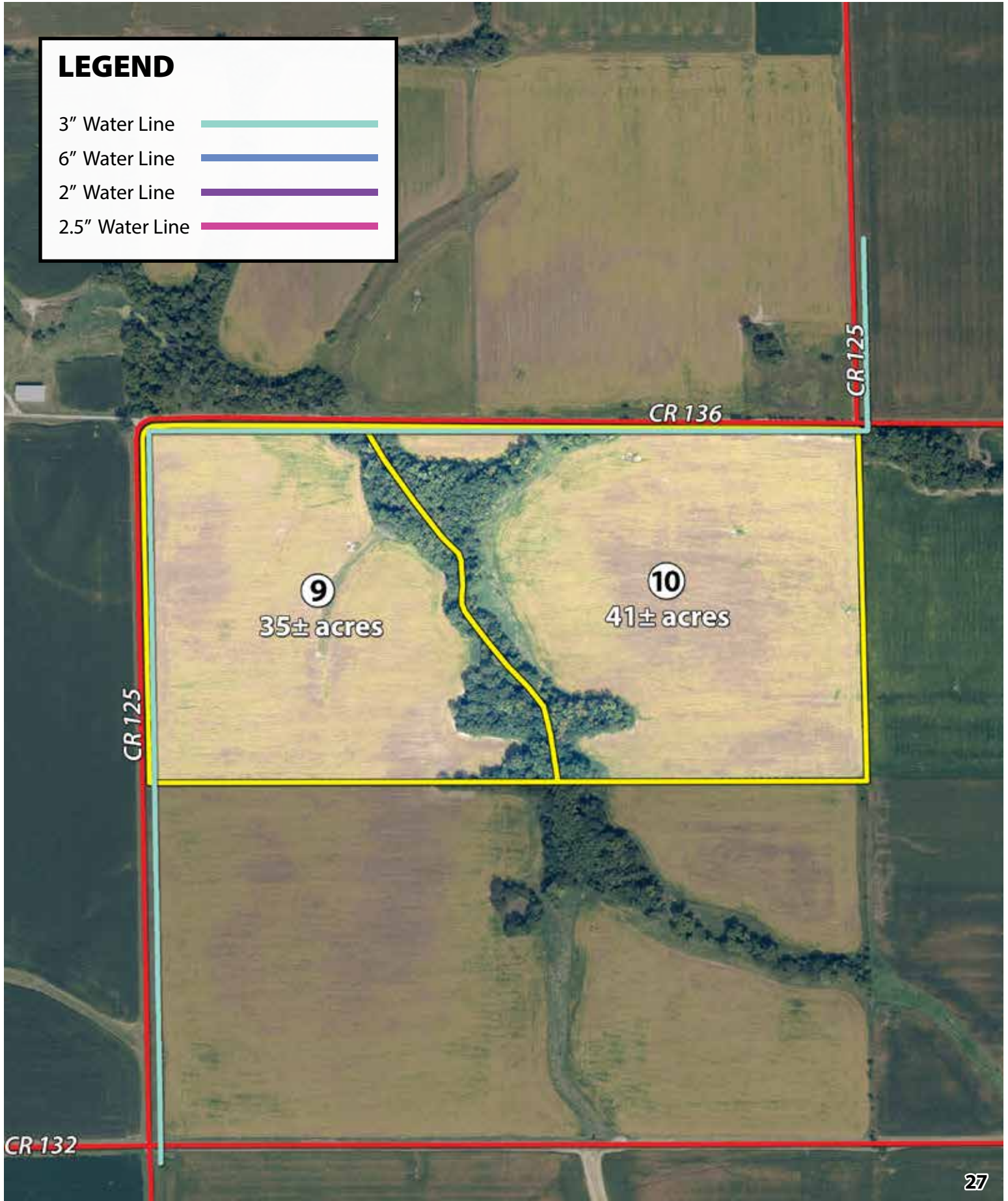
RURAL WATER LINE MAPS - TRACTS 1-5



RURAL WATER LINE MAPS - TRACTS 9-10

LEGEND

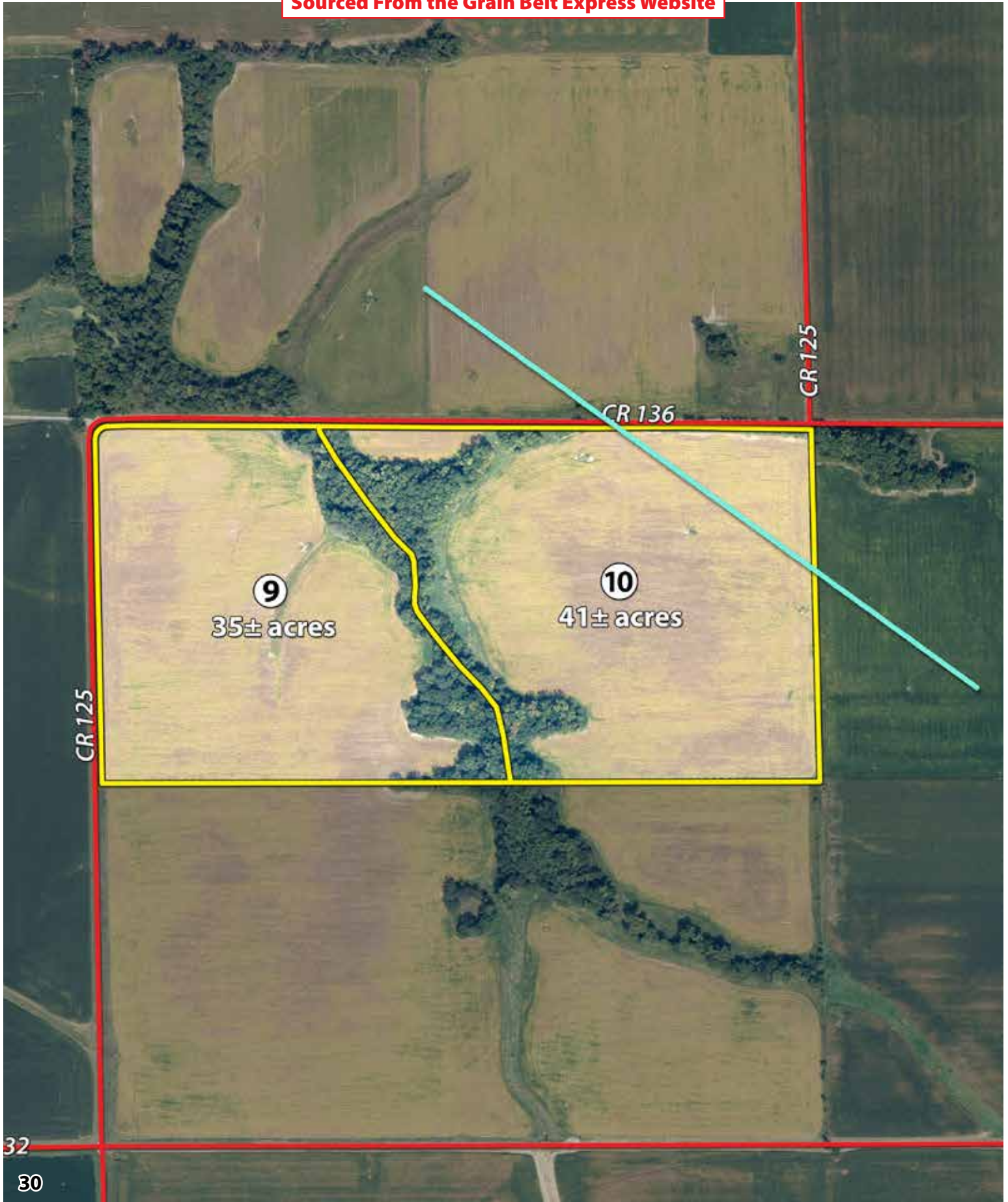
- 3" Water Line 
- 6" Water Line 
- 2" Water Line 
- 2.5" Water Line 



PROPOSED POWERLINE EASEMENT ROUTE

PROPOSED POWERLINE EASEMENT ROUTE - TRACT 10

Sourced From the Grain Belt Express Website



FSA INFORMATION

FSA INFORMATION - TRACTS 1-2

MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4896
Prepared : 5/2/25 7:10 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
165.88	148.15	148.15	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	148.15	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 9356

Description : 2-53-12 MONROE COUNTY ORTHO-03
 FSA Physical Location : MISSOURI/MONROE
 ANSI Physical Location : MISSOURI/MONROE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SHIRLEY A WILMOTH TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
165.88	148.15	148.15	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.15	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION - TRACTS 1-2

MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4896
Prepared : 5/2/25 7:10 AM CST
Crop Year : 2025

DCP Crop Data

Tract 9356 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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FSA INFORMATION - TRACTS 1-2



All Measurements are
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Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
34 Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Audrain Co. FSA

C=Corn YEL GR - POPCORN=Corn POP GR
 SB=Soybn COM GR - WHT=Wheat SRW GR
 Oats=Oats Spring GR - MILO=Sorgh GRS GR
 TRITA=Tritacale FG - CLOVER=Clovr RED FG
 Alf=Alfal FG - LS=Grass/Mxfg LS
 GZ=Grass/Mxfg GZ - Hay=Grass/Mxfg FG
 CC RYE=Cover Crop CEG
 CC MIX= Cover Crop MIX
 *Unless notated on Map

1:5,830

Program Year: 2025

Created: 2/25/2025

Flown: 2022-6-20



- clu
- crp

Farm 4896
Tract 9356

FSA INFORMATION - TRACTS 3-5

MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4888
Prepared : 5/2/25 7:10 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
175.62	158.86	158.86	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	158.86	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	74.55	0.00	116	0
Soybeans	74.55	0.00	35	0
TOTAL	149.10	0.00		

NOTES

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Tract Number : 9348

Description : MONROE COUNTY S2-T53-R12W
 FSA Physical Location : MISSOURI/MONROE
 ANSI Physical Location : MISSOURI/MONROE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SHIRLEY A WILMOTH TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
175.62	158.86	158.86	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - TRACTS 3-5

MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4888
Prepared : 5/2/25 7:10 AM CST
Crop Year : 2025

Tract 9348 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	158.86	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.55	0.00	116
Soybeans	74.55	0.00	35
TOTAL	149.10	0.00	

NOTES

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FSA INFORMATION - TRACTS 3-5



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Audrain Co. FSA

C=Corn YEL GR - POPCORN=Corn POP GR
 SB=Soybn COM GR - WHT=Wheat SRW GR
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 TRITA=Tritacale FG - CLOVER=Clovr RED FG
 Alf=Alfal FG - LS=Grass/Mxfg LS
 GZ=Grass/Mxfg GZ - Hay=Grass/Mxfg FG
 CC RYE=Cover Crop CEG
 CC MIX= Cover Crop MIX
 *Unless notated on Map

1:5,740

Program Year: 2025

Created: 2/25/2025

Flown: 2022-6-20



- clu
- crp

Farm 4888
Tract 9348

FSA INFORMATION - TRACTS 6-8

MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4224
Prepared : 5/1/25 2:08 PM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.04	61.73	61.73	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	61.73	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	30.87	0.00	125	0
Soybeans	30.63	0.00	41	0
TOTAL	61.50	0.00		

NOTES

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Tract Number : 8809

Description : MAP C1 S35 T53N R12W
 FSA Physical Location : MISSOURI/AUDRAIN
 ANSI Physical Location : MISSOURI/AUDRAIN
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : SHIRLEY A WILMOTH TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.04	61.73	61.73	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - TRACTS 6-8

MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4224
Prepared : 5/1/25 2:08 PM CST
Crop Year : 2025

Tract 8809 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	61.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	30.87	0.00	125
Soybeans	30.63	0.00	41
TOTAL	61.50	0.00	

NOTES

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FSA INFORMATION - TRACTS 6-8



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 GZ=Grass/Mxfg GZ - Hay=Grass/Mxfg FG
 CC RYE=Cover Crop CEG
 CC MIX= Cover Crop MIX
 *Unless notated on Map

1:3,890

Program Year: 2025

Created: 3/7/2025

Flown: 2022-6-20



- clu
- crp

**Farm 4224
Tract 8809**

HYDRIC SOILS - TRACTS 6-8

Date: 8/18/2020

Soils Map

Client(s): ZETA E RYAN REV TRUST
Audrain County, Missouri




Assisted By: MONTE BUCK
USDA-NRCS
MEXICO SERVICE CENTER
AUDRAIN COUNTY SOIL & WATER CONSERVATION DISTRICT



USDA-NRCS-NGCE & USDA-FSA-APFO

Prepared with assistance from USDA-Natural Resources Conservation Service

0 752 Feet

	Practice Schedule PLUs
	Soils
	Soil Mapunit



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HYDRIC SOILS - TRACTS 6-8

Map Unit Description (Brief, Generated)---Audrain County, Missouri, Monroe County, Missouri

Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Audrain County, Missouri

Map Unit: 50001--Armstrong loam, 5 to 9 percent slopes, eroded

Component: Armstrong (85%)

The Armstrong component makes up 85 percent of the map unit. Slopes are 5 to 9 percent. This component is on hillslopes, till plains. The parent material consists of loess over red paleosol and underlying subglacial till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during April, October. Organic matter content in the surface horizon is about 2 percent. This component is in the R109XY046MO Till Upland Savanna ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Keswick (5%)

Generated brief soil descriptions are created for major soil components. The Keswick soil is a minor component.

Component: Leonard (5%)

Generated brief soil descriptions are created for major soil components. The Leonard soil is a minor component.

Component: Lindley (5%)

Generated brief soil descriptions are created for major soil components. The Lindley soil is a minor component.

Map Unit: 50012--Putnam silt loam, 0 to 1 percent slopes



HYDRIC SOILS - TRACTS 6-8

Map Unit Description (Brief, Generated)---Audrain County, Missouri, Monroe County, Missouri

Component: Putnam (88%)

The Putnam component makes up 88 percent of the map unit. Slopes are 0 to 1 percent. This component is on divides, till plains. The parent material consists of loess over pedisidiment. Depth to a root restrictive layer, abrupt textural change, is 10 to 19 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 8 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 2 percent. This component is in the R113XY001MO Claypan Summit Prairie ecological site. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Mexico (7%)

Generated brief soil descriptions are created for major soil components. The Mexico soil is a minor component.

Component: Adco (5%)

Generated brief soil descriptions are created for major soil components. The Adco soil is a minor component.

Map Unit: 50058--Mexico silt loam, 0 to 2 percent slopes

Component: Mexico (90%)

The Mexico component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on ridges, till plains. The parent material consists of loess over pedisidiment. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 2 percent. This component is in the R113XY001MO Claypan Summit Prairie ecological site. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Putnam (10%)

Generated brief soil descriptions are created for major soil components. The Putnam soil is a minor component.

Map Unit: 50059--Mexico silt loam, 1 to 4 percent slopes, eroded

Component: Mexico (85%)

The Mexico component makes up 85 percent of the map unit. Slopes are 1 to 4 percent. This component is on ridges, till plains. The parent material consists of loess over pedisidiment. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 2 percent. This component is in the R113XY001MO Claypan Summit Prairie ecological site. Nonirrigated land capability classification is 3e. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Armstrong (7%)

Generated brief soil descriptions are created for major soil components. The Armstrong soil is a minor component.

Component: Putnam (5%)

HYDRIC SOILS - TRACTS 6-8

Map Unit Description (Brief, Generated)---Audrain County, Missouri, Monroe County, Missouri

Generated brief soil descriptions are created for major soil components. The Putnam soil is a minor component.

Component: Leonard (3%)

Generated brief soil descriptions are created for major soil components. The Leonard soil is a minor component.

Map Unit: 60022--Leonard silt loam, 1 to 6 percent slopes, eroded

Component: Leonard (85%)

The Leonard component makes up 85 percent of the map unit. Slopes are 1 to 6 percent. This component is on hillslopes, till plains. The parent material consists of loess over till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. This component is in the R113XY002MO Loess Upland Prairie ecological site. Nonirrigated land capability classification is 3e. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Armstrong (7%)

Generated brief soil descriptions are created for major soil components. The Armstrong soil is a minor component.

Component: Mexico (5%)

Generated brief soil descriptions are created for major soil components. The Mexico soil is a minor component.

Component: Keswick (3%)

Generated brief soil descriptions are created for major soil components. The Keswick soil is a minor component.

Monroe County, Missouri

Map Unit: 50012--Putnam silt loam, 0 to 1 percent slopes

Component: Putnam (88%)

The Putnam component makes up 88 percent of the map unit. Slopes are 0 to 1 percent. This component is on divides, till plains. The parent material consists of loess over pedisidiment. Depth to a root restrictive layer, abrupt textural change, is 10 to 19 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 8 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 2 percent. This component is in the R113XY001MO Claypan Summit Prairie ecological site. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Mexico (7%)

Generated brief soil descriptions are created for major soil components. The Mexico soil is a minor component.

Component: Adco (5%)

Generated brief soil descriptions are created for major soil components. The Adco soil is a minor component.

Map Unit: 50059--Mexico silt loam, 1 to 4 percent slopes, eroded

Component: Mexico (85%)

HYDRIC SOILS - TRACTS 6-8

Map Unit Description (Brief, Generated)---Audrain County, Missouri, Monroe County, Missouri

The Mexico component makes up 85 percent of the map unit. Slopes are 1 to 4 percent. This component is on ridges, till plains. The parent material consists of loess over pedis sediment. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 2 percent. This component is in the R113XY001MO Claypan Summit Prairie ecological site. Nonirrigated land capability classification is 3e. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Armstrong (7%)

Generated brief soil descriptions are created for major soil components. The Armstrong soil is a minor component.

Component: Putnam (5%)

Generated brief soil descriptions are created for major soil components. The Putnam soil is a minor component.

Component: Leonard (3%)

Generated brief soil descriptions are created for major soil components. The Leonard soil is a minor component.

Data Source Information

Soil Survey Area: Audrain County, Missouri

Survey Area Data: Version 24, May 29, 2020

Soil Survey Area: Monroe County, Missouri

Survey Area Data: Version 21, May 29, 2020

FSA INFORMATION - TRACTS 9-10

MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4364
Prepared : 5/1/25 2:08 PM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.51	67.37	67.37	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	67.37	16.80		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	16.80	0.00	52	
Grain Sorghum	7.90	0.00	86	
Soybeans	59.10	0.00	23	0
TOTAL	83.80	0.00		

NOTES

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Tract Number : 207

Description : E2 S8 T52N R11W
 FSA Physical Location : MISSOURI/AUDRAIN
 ANSI Physical Location : MISSOURI/AUDRAIN
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SHIRLEY A WILMOTH TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.51	67.37	67.37	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - TRACTS 9-10

MISSOURI
AUDRAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4364
Prepared : 5/1/25 2:08 PM CST
Crop Year : 2025

Tract 207 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	67.37	16.80	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	16.80	0.00	52
Grain Sorghum	7.90	0.00	86
Soybeans	59.10	0.00	23
TOTAL	83.80	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION - TRACTS 9-10



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
48 Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Audrain Co. FSA

C=Corn YEL GR - POPCORN=Corn POP GR
 SB=Soybn COM GR - WHT=Wheat SRW GR
 Oats=Oats Spring GR - MILO=Sorgh GRS GR
 TRITA=Tritacale FG - CLOVER=Clovr RED FG
 Alf=Alfal FG - LS=Grass/Mxfg LS
 GZ=Grass/Mxfg GZ - Hay=Grass/Mxfg FG
 CC RYE=Cover Crop CEG
 CC MIX= Cover Crop MIX
 *Unless notated on Map

1:4,300

Program Year: 2025

Created: 2/25/2025

Flown: 2022-6-20



- clu
- crp

Farm 4364
Tract 207

COUNTY TAX INFORMATION

COUNTY TAX INFO - TRACT 3

MONROE COUNTY ONLINE TAX RECEIPT 2024 REAL ESTATE

Chrissy Graupman, Collector

WILMOTH, SHIRLEY A TRUST
PO BOX 649
35555 SOUTH FACE PLACE
COOPER LANDING AK 99572

PARCEL ID#: 18-1.0-02-0-00-008.010
SEC, TWN, RNG: 2-53-12
ACRES: 0.00 **40.16± Acres**
SITUS ADDRESS:

Property Description	
SENE	
Residential	0
Agricultural	2,900
Commercial	0
SUBTOTALS	2,900
TOTAL VALUATION 2,900	

Tax District	Levy per \$100	Total Tax
STATE	0.0300	0.87
COUNTY	0.2698	7.82
HEALTH	0.0939	2.72
SHWS	0.0939	2.72
C3MAD	3.7500	108.75
RB1	0.2802	8.13
MOAM	0.4023	11.67
MONH	0.1410	4.09
LIBR	0.1606	4.66
MAFR	0.2847	8.26
Total Tax:		159.69

PAID

Date Paid: 12/26/2024

KEEP THIS PORTION FOR YOUR RECORDS

VALIDATED BY Chrissy Graupman MONROE COUNTY COLLECTOR			
RECEIPT #: <u>132430</u>	PAYMENT TYPE: _____		
DATE PAID: <u>12/26/2024</u>	AMOUNT PAID: <u>159.69</u>	PAID BY: _____	

**REAL ESTATE TAX RECEIPTS CANNOT
BE USED TO LICENSE VEHICLES**

PRELIMINARY TITLE

PRELIMINARY TITLE - TRACTS 1-5



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Town & Country Abstract Co. Inc.
Issuing Office: 541 West Coates, Moberly, Missouri 65270
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: WILMOTH-MONROE
Issuing Office File No.: WILMOTH-MONROE
Property Address: County Road 127, 1052, 1085 & Highway 151, Madison, MO
Revision No.:

SCHEDULE A

1. Commitment Date: May 13, 2025 at 08:00 AM
2. Policy to be issued:
 - a. INFORMATIONAL COMMITMENT
Proposed Insured:
Proposed Amount of Insurance:
Premium:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in:
Shirley Ann Wilmoth, Trustee of the Shirley A. Wilmoth Trust dated December 2, 2016.
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

TOWN & COUNTRY ABSTRACT CO. INC.

By: Sarah Swallow
Authorized Signature

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B25 Sch. A

ALTA Commitment for Title Insurance (07-01-2021)w-MO Mod

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(WILMOTH-MONROE.PFDWILMOTH-MONROE/6)

PRELIMINARY TITLE - TRACTS 1-5



Fidelity National Title Insurance Company

EXHIBIT A

Commitment No.: WILMOTH-MONROE

File No. WILMOTH-MONROE

Tract 1: All of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), all in Section Two (2), Township Fifty-three (53), Range Twelve (12) West; and, all of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Fifty-three (53), Range Twelve (12), Monroe County, Missouri, except lands heretofore deeded to the State of Missouri for highway purposes, as shown in Record No. 97, at page 441, of the deed records of Monroe County, Missouri.

Tract 2: All of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Fifty-Three (53) North, Range Twelve (12) West of the Fifth Principal Meridian; the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Fifty-Three (53) North, Range Twelve (12) West; and the South One-Fourth (S 1/4) of the East half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Fifty-Three (53) North, Range Twelve (12) West of the Fifth principal Meridian; all in Monroe County, Missouri.

Tract 3: The East Half (E 1/2) of the Northwest Quarter (NW 1/4) EXCEPT twenty (20) acres off the South side thereof, ALSO, the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) EXCEPT Twenty-five (25) acres off the East side thereof, all in Section Two (2), Township Fifty-Three (53) North, Range Twelve (12) West, in Monroe County, Missouri.

PRELIMINARY TITLE - TRACTS 1-5

SCHEDULE B (Continued)

Commitment No.: WILMOTH-MONROE

File No. WILMOTH-MONROE

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All assessments and taxes due in 2025 and thereafter.
Tax I.D. 18-1.0-02-0-00-008.000; 2024 County taxes were paid in the amount of \$716.41.
Tax I.D. 18-1.0-02-0-00-008.010; 2024 County taxes were paid in the amount of \$159.69.
Tax I.D. 18-1.0-02-0-00-004.000; 2024 County taxes were paid in the amount of \$444.24.
Tax I.D. 18-1.0-02-0-00-002.000; 2024 County taxes were paid in the amount of \$278.63.
8. Judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s).
9. Water Line Easement to the Public Water Supply District #2 of Monroe County, Missouri, recorded July 17, 1985 in Book 212 at page 46.
10. NOTE: We will require a current Trust Certification of the Shirley A. Wilmouth Trust in Compliance with RSMo.456.10-1013. Include any amendments thereto. Upon receipt and review, additional requirements may be made.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B25 Sch. B

ALTA Commitment for Title Insurance (07-01-2021)w-MO Mod

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(WILMOTH-MONROE.PFDWILMOTH-MONROE/6)

PRELIMINARY TITLE - TRACTS 6-8

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Town & Country Abstract Co. Inc.
Issuing Office: 541 West Coates, Moberly, Missouri 65270
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: WILMOTH-AUDRAIN
Issuing Office File No.: WILMOTH-AUDRAIN
Property Address: Hwy 151, Sturgeon, MO 65284
Revision No.:

SCHEDULE A

1. Commitment Date: May 6, 2025 at 08:00 AM
2. Policy to be issued:
 - a. INFORMATIONAL COMMITMENT
Proposed Insured:
Proposed Amount of Insurance:
Premium:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Shirley Ann Wilmoth, Trustee of the Shirley A. Wilmoth Trust dated December 2, 2016.
5. The Land is described as follows:

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 35, excepting therefrom that part lying East of State Highway No. 151, as now located; in Township 53 North, Range 12 West of the Fifth Principal Meridian, in the County of Audrain and State of Missouri.

TOWN & COUNTRY ABSTRACT CO. INC.

By: Sarah Swallow
Authorized Signatures

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ALTA Commitment for Title Insurance (07-01-2021)w-MO Mod

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AMERICAN
LAND TITLE
ASSOCIATION



(WILMOTH-AUDRAIN.PFDWILMOTH-AUDRAIN6)

PRELIMINARY TITLE - TRACTS 6-8

SCHEDULE B (Continued)

Commitment No.: WILMOTH-AUDRAIN

File No. WILMOTH-AUDRAIN

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All assessments and taxes due in 2025 and thereafter. Tax I.D. 06-7-35-0-000-004
2024 County taxes were paid in the amount of \$139.20.
8. Judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s).
9. NOTE: We will require a current Trust Certification of the Shirley A. Wilmouth Trust in compliance with RSMo.456.10-1013. Include any amendments thereto. Upon receipt and review, additional requirements may be made.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Town & Country Abstract Co., Inc. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(WILMOTH-AUDRAIN.PFD\WILMOTH-AUDRAIN9)

PRELIMINARY TITLE - TRACTS 9-10

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Town & Country Abstract Co. Inc.
Issuing Office: 541 West Coates, Moberly, Missouri 65270
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: WILMOUTH-AUDRAIN2
Issuing Office File No.: WILMOUTH-AUDRAIN2
Property Address: Audrain Road 125, Sturgeon, MO 65284
Revision No.:

SCHEDULE A

1. Commitment Date: May 6, 2025 at 08:00 AM
2. Policy to be issued:
 - a. INFORMATIONAL COMMITMENT
Proposed Insured:
Proposed Amount of Insurance:
Premium:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Shirley Ann Wilmoth, Trustee of the Shirley A. Wilmoth Trust dated December 2, 2016.
5. The Land is described as follows:

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 8, Township 52 North, Range 11 West of the Fifth Principal Meridian, in the County of Audrain and State of Missouri.

TOWN & COUNTRY ABSTRACT CO. INC.

By: Sarah Swallow
Authorized Signatures

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(WILMOUTH-AUDRAIN2.PFDWILMOUTH-AUDRAIN2)

PRELIMINARY TITLE - TRACTS 9-10

SCHEDULE B (Continued)

Commitment No.: WILMOUTH-AUDRAIN2

File No. WILMOUTH-AUDRAIN2

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All assessments and taxes due in 2025 and thereafter. Tax I.D. 08-3-08-0-000-008
2024 County taxes were paid in the amount of \$288.55.
8. Water Line Easement to the Public Water Supply District No. 10 of Boone County, Missouri, recorded June 12, 1987 in Book 256 at page 577.
9. Judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s).
10. NOTE: We will require a current Trust Certification of the Shirley A. Wilmouth Trust in compliance with RSMo.456.10-1013. Include any amendments thereto. Upon receipt and review, additional requirements may be made.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Town & Country Abstract Co., Inc. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(WILMOUTH-AUDRAIN2.PFDWILMOUTH-AUDRAIN2/4)

PHOTOS

PHOTOS

TRACT 2 LOOKING EAST



TRACT 1 LOOKING SOUTH



PHOTOS

TRACTS 1-5



TRACT 3 LOOKING SOUTH



PHOTOS

TRACT 5 LOOKING EAST



TRACT 2 LOOKING NORTH



PHOTOS

TRACT 3



TRACTS 6-8



PHOTOS

TRACTS 6-8



TRACTS 6-8



PHOTOS

TRACT 7



TRACT 7



PHOTOS

TRACT 7



TRACT 7



PHOTOS

TRACT 7



TRACT 7



PHOTOS

TRACT 6



TRACT 6



PHOTOS

TRACTS 7 & 8



TRACT 8



PHOTOS

TRACTS 9 & 10 LOOKING EAST



TRACT 10



PHOTOS

TRACT 10



TRACT 10



PHOTOS

TRACTS 9 & 10



TRACT 9



PHOTOS

TRACT 9



TRACT 9



PHOTOS

TRACTS 9 & 10



TRACT 9



PHOTOS

TRACT 9



TRACT 9





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260.244.7606 or 800.451.2709
www.SchraderAuction.com

