



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

80 Acre Grebe Family Farm Auction!!

205th St, Rockport, MO 64482

Atchison County



CONTACT:



JEFFREY QUINN

Broker

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CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

**ATCHISON CO. REAL ESTATE AUCTION
80 ACRES m/I - 49.34 TILLABLE
LIVE AND ONLINE BIDDING SIMULTANEOUSLY
ATCHISON COUNTY MEMORIAL BUILDING
417 S. MAIN STREET, ROCK PORT, MO 64482
WEDNESDAY MARCH 1, 2023 @ 11 AM**

AUCTIONEER'S UPDATE: The closing date shall be moved from March 31, 2023 to on or before May 31, 2023. The successful bidder will have the farming rights with the 10% escrow check deposited and a copy of financing approval. If the successful bidder fails to close by the May 31, 2023 closing date the escrow check and possession of the crop will be released to the sellers.

AUCTIONEERS NOTE: The Grebe family came to Rock Port from Germany in about 1845. This farm has been passed down through the generations and is now being offered for sale for the first time since. The farm is located just North of Rock Port, MO North of County Rd 205. This 80 acres is a mixture of good tillable and recreation ground. This offering is a rare opportunity to purchase land, a concrete asset to farm, hunt, or invest in Atchison County. The tillable ground has been a steady producer for the Grebe family who has in the past farmed on shares. The farm will be free of all tenants at closing. The evidence of whitetail deer presence should make it a great place to hunt. As you pull up to the property there is a great place to build your new home with several new homes in the surrounding area. The old barn site overlooking the bottom is also a beautiful place to build. Please join us on the 1st for this great offering.

AUCTION FORMAT: Bidding will be available online and live at Atchison County Memorial Bldg. Online bidding will begin Feb 21st, 2023 and run through sale day March 1st end of sale. There will be a 1 hour pause on March 1st from 10 am to 11 am to connect the webcast. Online bidding will resume at the beginning of the live auction at 11 am. The farm will sell in 1 tract.

Terms: 5% buyers premium will be added to the final bid to arrive at purchase price. 10% down auction day with balance due at closing. Closing will be on or before **May 31st 2023**. Missouri Land and Farm and the Grebe family will not be held responsible for internet failure. Statements Auction Day take precedence over all ads and printed material. Financing is to be obtained prior to bidding. Sellers have the right to reject or accept final bid. The farm will be sold as is.

**GREBE FAMILY FARMS, SELLER
MISSOURI LAND AND FARM AUCTIONS
Jeff Quinn, Broker 660-734-3925
Dave Atkinson, Auctioneer 660-788-3333**



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. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR
POP=CORN-POP-GR; SB=SOYBN-COM-GR
WHT=WHEAT-HARD RED WINTER-GR
P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG
GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG
GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS
ALF=ALFAL-FG; I=Irrigated

All fields non-irrigated
*Unless noted on Map

1 inch equals 463 feet

Program Year: 2023

Created: 11/16/2022

Flown: 2022-7-10

- clu
- crp
- plss

Farm 459
Tract 838

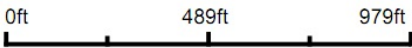


Aerial Map



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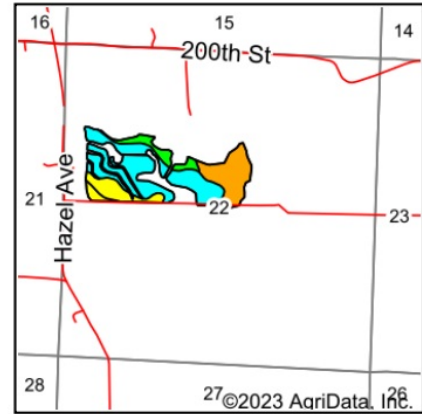
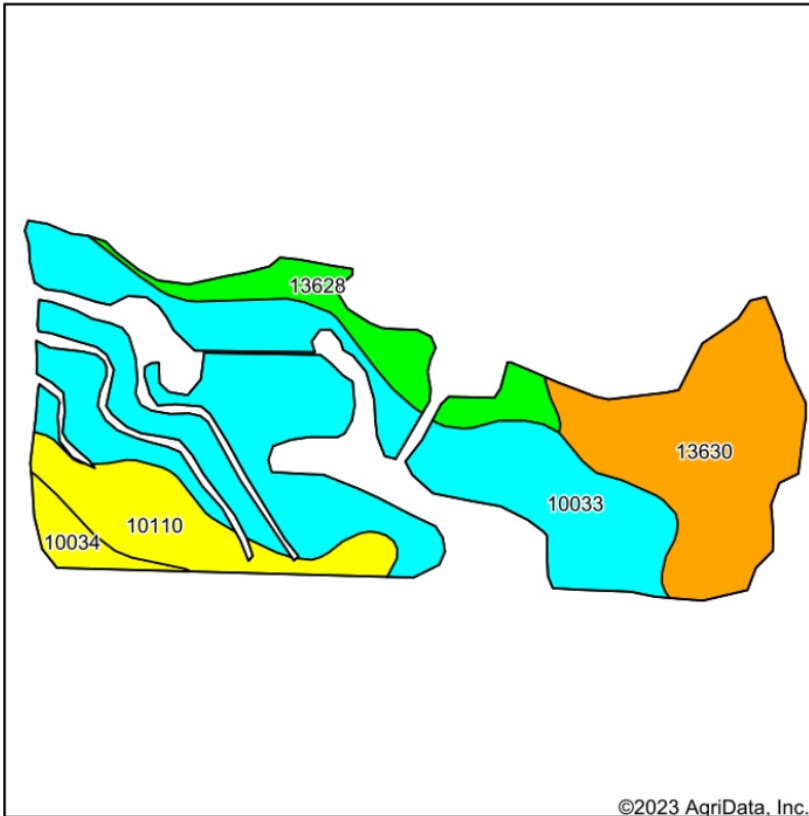
Map Center: 40° 26' 0.16, -95° 30' 48.69



22-65N-41W
Atchison County
Missouri



Soils Map



State: **Missouri**
 County: **Atchison**
 Location: **22-65N-41W**
 Township: **Clay**
 Acres: **49.34**
 Date: **1/9/2023**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO005, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
10033	Ida silt loam, 14 to 25 percent slopes, eroded	25.88	52.5%		VIe		56
13630	Colo silt loam, deep loess, 0 to 2 percent slopes, occasionally flooded	11.75	23.8%		IIw		84
10110	Monona silt loam, 5 to 9 percent slopes, eroded	5.70	11.6%		IIIe		76
13628	Napier-Gullied land complex, 5 to 14 percent slopes	4.58	9.3%		IVe	IIIe	10
10034	Ida silt loam, 9 to 14 percent slopes, eroded	1.43	2.9%		IIIe		68
Weighted Average					4.43	*-	*n 61.1

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

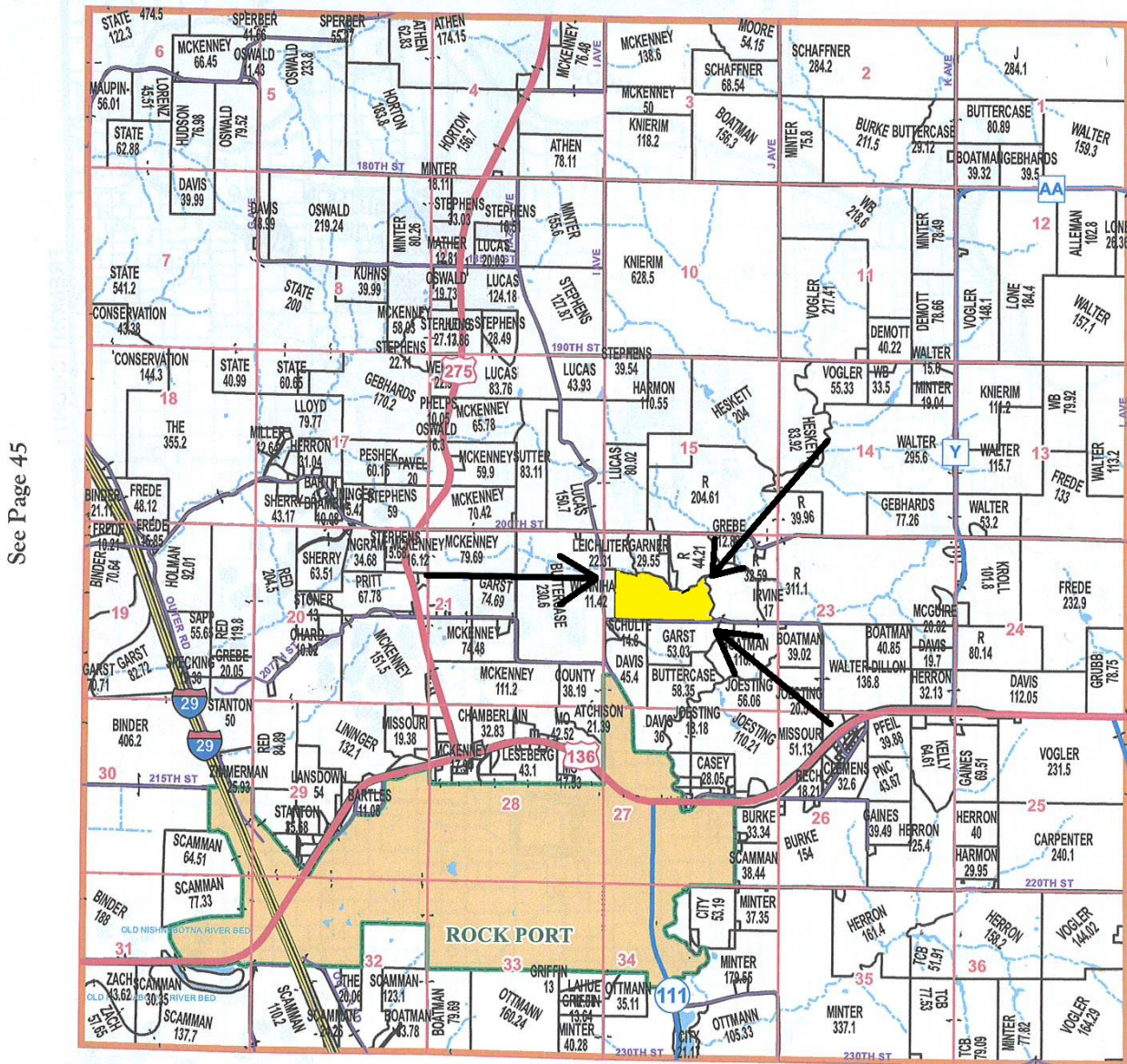
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Atchison County, MO T65N-R41W

See Pages 27 & 29



See Page 49

Map Date: January 09, 2023
Atchison County Commission

Curtis Livengood - Presiding Commissioner
Richard C Burke - Southern District

Jim Quimby - Northern District
Data Courtesy of Atchison County

Geographic Information System

Lori Jones - Assessor / GIS Analyst

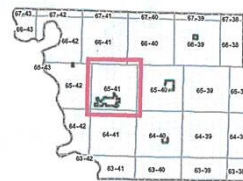
Stephanie Shineman - RE Clerk / GIS Coordinator

<https://atchison.integritygis.com>

This data was primarily developed
for tax purposes and is not considered
survey accurate.

Most parcels > 10 ac labeled

1 inch = 0.88 miles



Legend

- County Boundary
- City Limits
- Township-Range
- Sections
- Political Townships
- Water
- Levee
- Land Ownership
- US Highways
- ST Highways
- CO Highways
- Streets / Roads
- Rail Roads
- Streams
- Land Hooks
- Easements

