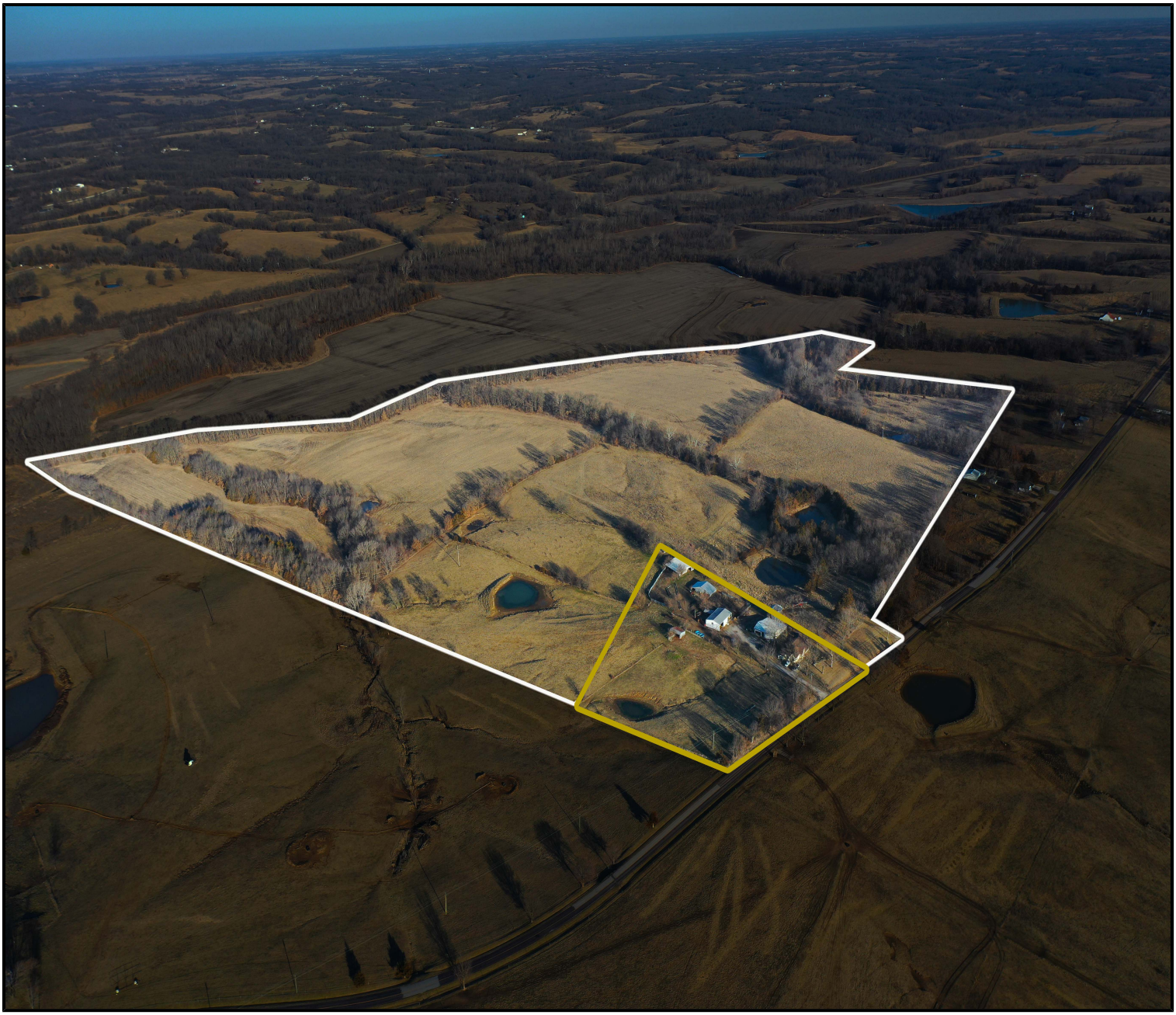
MISSOURI
Land & Farm

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

J.S. FARMS AUCTION- 2 Tracts – Tillable, Hunting & Pasture / Residence, Buildings, & Pasture

241 SSR-H, Fayette, MO 65248

Howard County



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

HOWARD CO. REAL ESTATE AUCTION
128.61 acres - 2 TRACTS
LIVE AND ONLINE BIDDING SIMULTANEOUSLY
TRICKY FISH COMMUNITY HALL
114 SOUTH MAIN ST. FAYETTE, MO 65248
THURSDAY MARCH 30, 2023 @ 10 AM

AUCTIONEERS NOTE: Missouri Land and Farm LLC and J.S. Farms will auction off 128.61 acres in 2 tracts located at 241 SSR-H, Fayette, MO 65248. The farm is less than 2 miles outside Fayette to the Northeast on the west side Hwy H. This offering is a rare opportunity to purchase land, to live on, farm, hunt, or invest in Howard County. The farm will be free of all tenants at closing. After escrow check has been deposited you will have farming rights prior to closing. The farm is being surveyed and should be completed by auction day.

TRACT 1 - This 122.59 acres is a mixture of good tillable fields, pasture and recreation ground. This tract has nice access of Hwy H. It includes a newer 12,000 Bu. Grain Bin/fan, 56 Acres are currently being farmed, approximately another 41 open acres of pasture including 5 ponds. With a little clean up the tillable acres could be expanded. This tract should also make a great place to hunt.

TRACT 2 - This Tract will consist 6 acres m/l, a 4 bedroom, 2 bath farm house with nice wood work. The 4 buildings consist of 1with a concrete floor, 3 other out buildings. It also has an older steel cattle working area and chute. This tract has approximately 4 open acres and a pond for grazing a few cows or horses.

AUCTION FORMAT: Bidding will be available online and live at the Tricky Fish Community Hall. Online bidding will begin March 23, 2023 and run through sale day March 30th end of sale. There will be a 1 hour pause on March 30th from 9 am to 10 am to connect the webcast. Online bidding will resume at the beginning of the live auction at 10 am. The farm will sell in 2 tracts. Tract 1 will auction off first followed by Tract 2.

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 April 28th, 2023. Missouri Land and Farm and J.S. Farms 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.

J.S. 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)

Howard Co. FSA

Unless otherwise noted: All fields NI;
WHT=Wheat, SRW, Gr; C=Corn, Yellow, Gr;
SOY=Soybeans, Common, Gr;
P=Mixed Grasses, Graze; GZ=Fescue,Graze;
LS=Fescue, Tall, Left Standing
H=Mixed Grasses, Forage; FG=Fescue, Hay;
CLOVR=Clover, Red, Forage;
CCC=Cov, Cereal Grain; CCM=Cov, Mix;
*Unless notated on Map

1 inch equals 448 feet

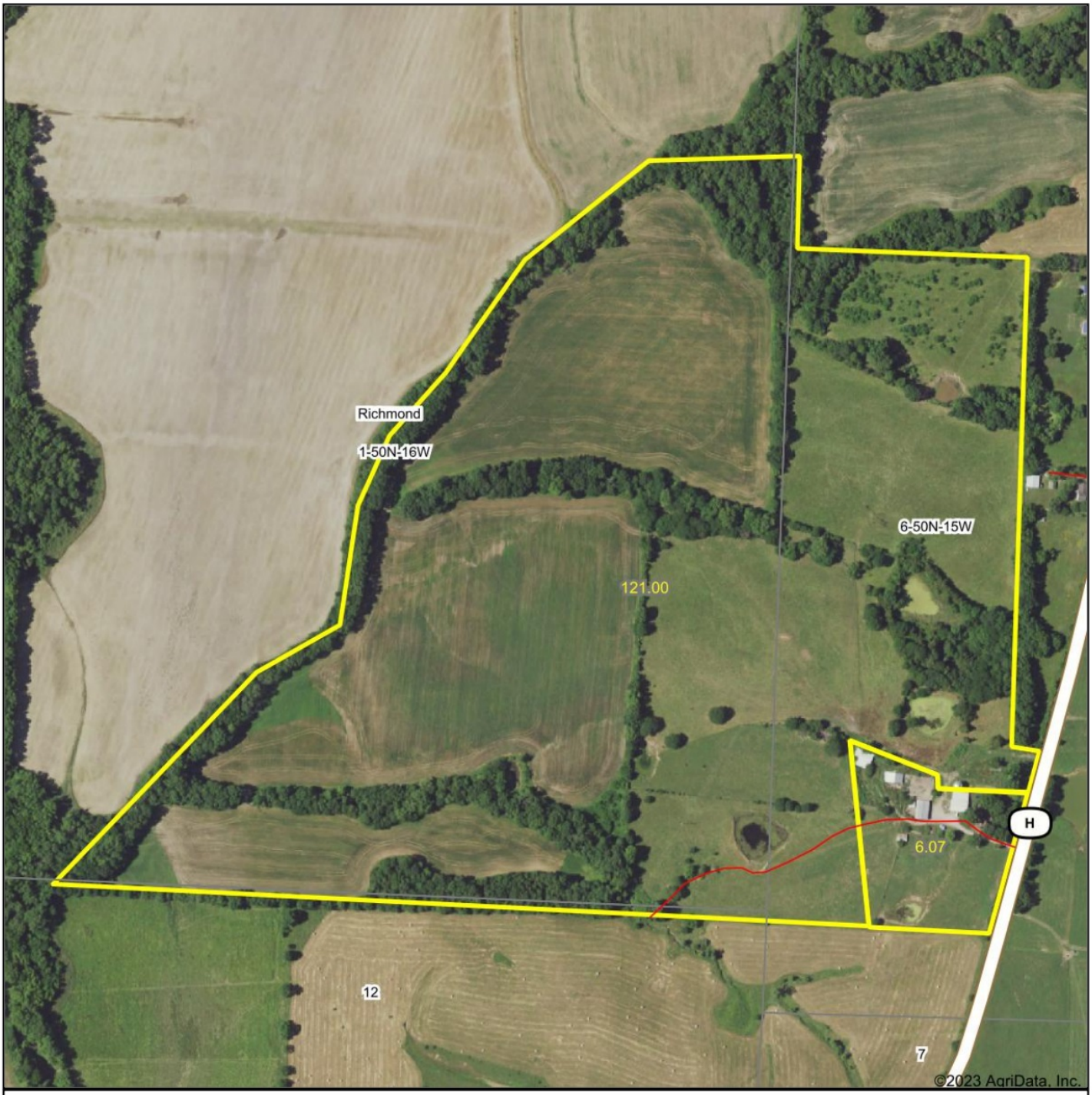
N

Program Year: 2023
Created: 11/8/2022
Flown: 2022-6-20

clu
crp
plss

Farm 5106
Tract 4430

Aerial Map



Map Center: 39° 9' 21.93, -92° 39' 39.77

0ft 522ft 1044ft

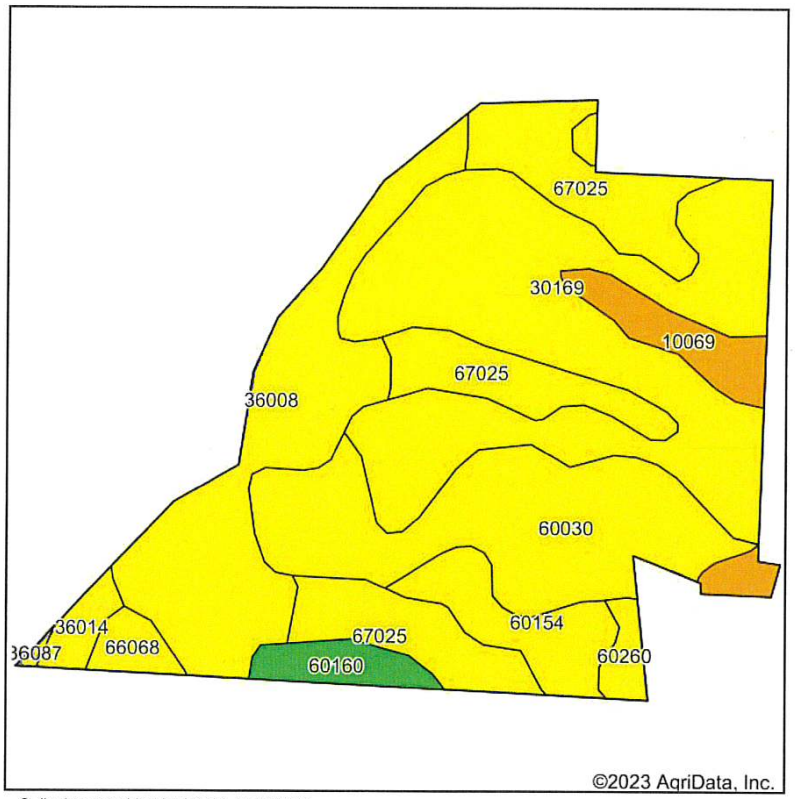
1-50N-16W
Howard County
Missouri

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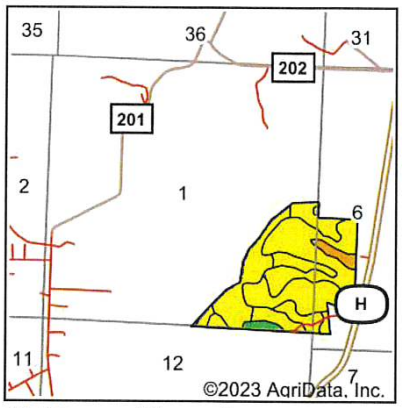
2/15/2023

Maps Provided By:
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Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Howard**
Location: **1-50N-16W**
Township: **Richmond**
Acres: **121**
Date: **2/15/2023**

Maps Provided By:
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N W E S

Area Symbol: MO089, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30169	Pershing silt loam, 5 to 9 percent slopes	38.65	31.9%		IIIe								58
60030	Winfield silt loam, 5 to 9 percent slopes	21.99	18.2%		IIIe	7	8	7	7	7	7	8	72
36008	Bremer silt loam, 0 to 2 percent slopes, rarely flooded	20.89	17.3%		IIIw			8	7	8	8	8	69
67025	Bremer silt loam, 1 to 3 percent slopes, rarely flooded	19.98	16.5%		IIIw			7	7	7	7	8	64
60154	Lindley-Keswick complex, 5 to 9 percent slopes	6.00	5.0%		IIIe								59
10069	Ladoga silt loam, 2 to 5 percent slopes	5.33	4.4%		IIe	5	8	7	8	7	7	8	58
60160	Mandeville silt loam, 9 to 14 percent slopes	2.92	2.4%		IVe	3	6	3	5	4	4	6	48
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	1.79	1.5%		IIIw			7	6	7	7	8	46

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	1.77	1.5%		IIIw			7	8	7	7	9	56
60260	Weller silt loam, 5 to 9 percent slopes	1.51	1.2%		IIIe								58
36087	Nodaway silt loam, 1 to 3 percent slopes, frequently flooded	0.17	0.1%		IIIw			7	8	8	8	9	59
			Weighted Average		**2.98**	**1.6**	**2**	**4.4**	**4.3**	**4.4**	**4.4**	**4.9**	***n 63**

*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.

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ARM BUREAU INSURANCE
IOWARD COUNTY
.O. BOX 231, 144 HIGHWAY
AYETTE, MO 65248

Township 50N - Range 16W

