

512 Acres +/- * Prime Farm Land * Chariton County * 1 Tract

TRUST LAND AUCTION

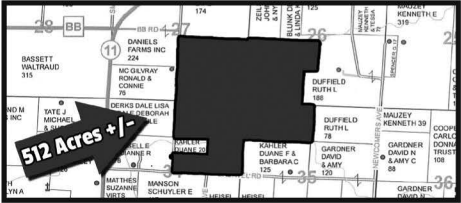
Mendon, Missouri Area

MONDAY, FEBRUARY 15, 2016 10 AM

Take Hwy. 11 3 miles south of Mendon (or 7 miles north of Brunswick) to CR Bachtel Road, then east a half mile to farm.

Due to the death **Mr. John Hayes**, and in compliance with the Trust, we will sell at Public Auction the Hayes Family Farm. Note: This farm has been in the Hayes Family for generations. Also Selling a Scraper, Tractor & More. Full Listing @ ImanAuction.com * (Farm Sells Inside Heated Shop)

Land Sells On Location In One Tract - Few Small Items - Please Be Prompt!



JOHN DEERE SCRAPER, TRACTORS:

1959 John Deere 840 Industrial tractor/scraper, 2 cylinder, w/Hancock elevator scraper (#E36872437), new elevator chains, rebuilt cylinders, new rubber, runs great, very few made, See To Appreciate! 2 new 1600XR20 Michelin radial tires, military grade - 1959 John Deere 730 diesel tractor (#73185353), PS, wide front, front wts., 3 pt. w/quick hitch, fresh paint - Pair 15.5x38 clamp on duals separate - 1960 John Deere 435 tractor (#439611), GM Detroit diesel, wide front, new paint/decals



EQUIPMENT, FINISH MOWER:

Like new Land Pride RB 3596 8' blade, swivel - Land Pride FDR 2572 6' finish mower, 3 pt., like new - Good Case 4x16s plow, semi mt. - Crust-buster - Harrow section
TOOLS: HD Speed Air 220v air compressor - Like new HD long floor jack - Hobart T295 arc welder - Welding table - 1" impact wrench - 3/4" dr. socket set - Tap/die set - Boomers - Copper line - Pulleys - C clamps - Jack stands - Large A frame lift w/chain hoist - Shop fan - Garden tools

JOHN DEERE MOWER, TRAILER:

John Deere 130 hydro riding mower - 2 wheel lawn mower trailer - 2 large telephone poles ***Terms:** Cash or Good Check; MC/DC/Visa (2%); Not Responsible For Accidents; Statements Auction Day Take Precedence Over Ads; Good Lunch by Rae

Located in Sections 26, 27, 34 & 35, Township 55, Range 20, Chariton County, MO

REAL ESTATE (Sells Approx. 11 a.m. After Equipment) Being 512 Acres m/l - Prime Farm Land - Approx. 374 DCP Cropping Acres - Majority Colo, Dockery & Lagonda Soils - Terraces - 172 Acre Corn Base - 199 Acre Bean Base - Remainder Woods & Cover - 120 Acres Limed This Fall - Good Improvements - Modern All Steel 5,760 SF Machine Shed (48'w x 120'l) w/Shop Area w/12" thick Concrete Floor - 26'w x 75'l Machine Shed - 38'w x 60'l Machine Shed - 6 Modern Grain Bins w/grain leg (over 35,000 bushel grain storage) - Large Stocked Fishing Lake - More Improvements * **Real Estate Terms:** 10% down Auction Day, upon entry into Real Estate contracts. Balance due and possession given at closing, within 45 days. Seller to furnish Title Insurance Policy. Call for viewing and complete terms.



JOHN E. HAYES TRUST, SELLER

IMAN AUCTION COMPANY

660-388-6235 660-788-4298 ImanAuction.com