

2 DAYS! 2 LOCATIONS! PLEASE READ CAREFULLY!



PUTNAM COUNTY, MISSOURI LAND & EQUIPMENT

1,200 ACRES± • 15 TRACTS

SALE TO BE HELD AT THE LIONS CLUB BUILDING, HWY. 5 (CITY PARK), UNIONVILLE, MO

THURSDAY, APRIL 14 @ 6:00 P.M.



**QUESTIONS ON THE LAND?
CONTACT AUCTION MANAGER
BILL FRETWELL (660) 341-7735**

LOCATION & GENERAL INFORMATION

Land is located in Sections 5, 6, 7, & 8, T65N•R18W, Richland Township & Sections 9, 12, 16 & 28, T65N•R19W, Wilson Township.

Tracts 1-13 are generally located approximately 2 miles southeast of Unionville, MO. From the east edge of Unionville, MO, take US Hwy. 136 East approximately 2 miles to State Hwy. 129, then south 1/2 mile to farm.

Tract 14 is generally located approximately 2 miles southwest of Unionville, MO. From Unionville, MO (Jct. of Hwy. 5 & 136), take US Hwy. 136 west approximately 1 1/4 miles to 270th Road, then south 1 1/2 miles to farm.

Tract 15 is generally located approximately 5 miles southwest of Unionville, MO along the southeast edge of the small town of Lemons, MO. From Unionville, MO take Hwy. 5 south approximately 5 miles to Hwy. B (town of Lemons), then south or left on Hwy. B 3/4 mile to farm.

TRACT INFORMATION

TRACT 1 • 98 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 91.16 cropland acres.
- Predominant Soil types: Clarinda, Seymour, Edina & Adair.
- Land represents productive tillable cropland currently in row crop production.
- Access from the south by 190th Street.

TRACT 2 • 85 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 74.84 cropland acres.
- Predominant Soil types: Seymour, Clarinda & Adair.
- Land represents tillable cropland currently in row crop production with State Hwy. 129 frontage along the entire east side.
- Access from the south by 190th Street.

TRACT 3 • 92 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 52.5 cropland acres.
- Predominant Soil types: Gara, Armstrong & Adair.
- Land represents improved pasture land with the balance in a pond, timber & wooded draws.
- Access from the north by 190th Street.

TRACT 4 • 81 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 69.05 cropland acres.
- Predominant Soil types: Armstrong, Adair, Seymour & Gara.
- Land represents productive tillable cropland currently in row crop & hay production with the balance in grass, waterways & pond.
- Improvements include an older functional barn & older residence. Tract includes very well maintained lots with heavily rocked inline feedbunk areas.
- Access from the south by 190th Street.

TRACT 5 • 115 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 91.96 cropland acres.
- Predominant Soil types: Gara, Armstrong & Pershing.
- Excellent improved pasture land with good water, heavily rocked inline feedbunk area as well as excellent livestock working facilities.
- Access from the east by State Hwy. 129 & from the south by Fig Trail.

TRACT 6 • 40 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 35 cropland acres.
- Predominant Soil types: Gara, Adair & Vigar-Zook-Nodaway complex.
- Land represents improved pasture land with State Hwy. 129 frontage, excellent fences & water.
- Access from the northwest by State Hwy. 129.

TRACT 7 • 37 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 36.9 cropland acres.
- Predominant Soil types: Adair, Seymour & a small amount of Gara & Clarinda.
- Land represents 100% productive tillable cropland.
- Access from the south by 190th Street.

TRACT 8 • 31 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 24.7 cropland acres.
- Predominant Soil types: Gara, Adair & Seymour.
- Land represents productive tillable cropland with the balance in wooded draws & pond.
- Access from the south by 190th Street.

TRACT 9 • 69 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 55.31 cropland acres.
- Predominant Soil types: Gara, Vigar-Zook-Nodaway complex, Adair & Armstrong.
- Land represents improved pasture land with heavily rocked inline feedbunk area & includes a very good livestock working/load out corral.
- Access by way of 40' deeded strip of land extending west to 190th Street.

TRACT 10 • 52 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 50 cropland acres.
- Predominant Soil types: Adair, Lamoni, Seymour & Gara.
- Land represents productive tillable cropland which is nearly 100% tillable.
- Access from the north by 190th Street.

TRACT 11 • 85 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 72.9 cropland acres.
- Predominant Soil types: Gara, Adair & Seymour.
- Land represents improved pasture land & hay production with good water & excellent fences.
- Access from the north by 190th Street.

TRACT 12 • 155 ACRES (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 83.5 cropland acres.
- Predominant Soil types: Gara, Winnigan, Adair & Vigar-Zook-Nodaway complex.
- Land represents improved pasture land with excellent water, heavily rocked inline feedbunk area & excellent working corral with frost free waterers.
- Improvements include a nice machine/shop building & grain bins.
- Access from the northwest by way of recorded easement to 190th Street.

TRACT 13 • 2 ACRES (SUBJECT TO SURVEY)

- Tract is improved with a very good 4 bay commodity shed with cement floor & cement apron as well as 3 grain bins (2 new) with approximately 52,000 bu. grain storage.
- Located along State Hwy. 129 with access from the south by 190th Street.

TRACT 14 • 220 ACRES

- FSA figures should indicate approximately 186.6 cropland acres.
- Predominant Soil types: Gara, Lamoni, Armstrong, Seymour, Pershing & Adair.
- Land represents productive tillable cropland with the balance in wooded draws and a very nice pond located near the center. Tract offers outstanding whitetail deer & wild turkey hunting.
- Access from the northwest by 270th Road.

TRACT 15 • 40 ACRES

- FSA figures should indicate approximately 33.9 cropland acres.
- Predominant Soil types: Clarinda, Shelby, Vigar-Zook-Nodaway complex & Seymour.
- Land represents productive tillable cropland, excellent building sites with State Hwy. B frontage.
- Access from the entire south by State Hwy. B

REPRESENTING ATTORNEYS:

KRISTEN A. WILLIAMS	PATRICK E. RICHARDSON
103 N. MARKET ST.	620 ROSEWOOD DR.
MILAN, MO	KIRKSVILLE, MO
(660) 265-4269	(660) 665-5800

AUCTION

LARGE "ABSOLUTE" LATE MODEL EQUIPMENT AUCTION

SALE TO BE HELD AT THE FARM SOUTHEAST OF UNIONVILLE, MO. FROM UNIONVILLE, MO TAKE HWY. 136 EAST APPROXIMATELY 2 MILES TO STATE HWY. 129, THEN SOUTH 1/4 MILE TO SALE SITE.

FRIDAY, APRIL 15 @ 10:00 A.M.

TRACTORS

- '09 C-IH 335 Magnum tractor, MFWD, 4 outlets, high flow hyd. system, 1000 PTO, 480/80R50 rear tires w/duals, 380/80R38 front tires w/duals, front fenders, auto guidance ready, weights, 360 degree lighting, power mirrors, leather seats, 2,512 hours, SN 28ZR207153.
- '85 Case 2394 tractor, MFWD, 2 outlets, fully equipped cab, 1000 PTO, 18.4-R38 rear tires, 380/85R28 front tires, 8,823 hours, sells complete with Buhler 895 loader with 8' bucket.
- Case 1370 tractor, 2wd, 2 outlets, 1000 PTO, 480/80R42 rear tires and hub duals, 18.4- 16.1 front tires, ROPS with canopy, sells complete with Walden 10' 4-way hyd blade.
- Case pulling tractor, LA200 motor and framework, Case 970 sheet metal, 401 cubic inch, Columbus diesel pump, Crower clutch, weighted crank, 3" turbo, 24.5-32 cut rear tires, 7.5L-15 front tires - has been a while since it has pulled.



COMBINE & HEADS

- '12 C-IH 7130 combine, 4wd, Field Tracker lateral tilt, rock trap, hyd. reverser, chopper, auto crop settings, AFS, large power fold bin extension, leather seat, HID lighting, 20.8R42 drive tires w/duals, 28L-26 rear tires, AFS Pro 700 monitor, 1,338/841 hours, SN YCG008771.
- '14 MacDon FD75-S flex draper head, 35', CA25 adapter, single knife drive, SN 253724.
- '13 C-IH 3408 corn head, 8 row 30", hyd. deck plates, Field Tracker, single point hookup, SN YDS040362
- 35' head cart, tricycle front, tandem axle, lights, tie downs, 16" tires.
- EZ Trail 680 head cart, 20', lights, 9.00-10 tires.



TRUCKS & TRAILERS

- '95 Peterbilt 385 semi, CAT 3176 eng., Fuller 13 spd trans., wet kit, air ride, 22.5" aluminum wheels, dual tanks, full fenders, 185" wheelbase, factory day cab, one owner, VIN 1XP9D9X1SD388706.
- '86 Peterbilt 359 dump truck, CAT 400B, Fuller 15 spd, air ride, 22.5" aluminum wheels, dual stacks, dual breathers, dual tanks, Miller 17' aluminum dump bed, 60" sides with 12" extensions, rear hitch, poly liner, roll tarp with fiberglass tarp bows, 914,731 miles, VIN 1XP9D29X7GP199426.
- Miller 16' pup trailer, air ride, 22.5 aluminum wheels, 60" sides with 12" extensions, poly liner, roll tarp with fiberglass tarp bows, VIN ALARSA1669900002.
- '77 Autocar dump truck, 250 Cummins, Fuller 8LL, tandem axle, air tag, 425/65R22.5 steer tires, 22.5" rear tires, spring ride, with Midland steel 21' bed, 70" sides, roll tarp, VIN XS1FTGH086086.
- '04 Travis aluminum dump trailer, 28', aluminum frame, air ride, 24.5" aluminum wheels, 60" sides with 12" extensions, roll tarp, VIN 48X2E282341003096.
- '94 Alumatech aluminum frameless dump trailer, 39', air ride, 22.5" aluminum wheels, partial poly liner, mirror finish sides, VIN 1A9EB3927RL305095.
- '04 Wilson 7'x24' aluminum gooseneck livestock trailer, center gate, tandem axles, 235/85R16 tires, VIN 1W1BEAJC85H529428.
- '97 Big Tex flatbed trailer, 24'+5' tail, pintle hitch, dual tandem axles, ramps, lights, 9.5R16.5 tires.
- '80 Blair gooseneck flatbed trailer, 17', tandem axles, 235/85R16 tires, 12" wooden sides.
- Martin Carryall trailer, 16' deck, dual 22.5 tires front and rear wheels, pintle hitch.
- '84 GMC 3500 pickup, 2wd, dually, 6.2 diesel, 4-door crew cab, auto, 3+3, 41,000 miles.
- '86 Toyota pickup, 4wd, ext cab, auto, 4-cylinder, tow-bar, 235,496 miles.
- Hillsboro aluminum dually truck bed with hay unroller, self contained hyd. system, toolboxes, LED lights.

**QUESTIONS ON THE MACHINERY?
CONTACT AUCTION MANAGER
MATT SULLIVAN (309) 221-7001**

WHEEL LOADERS & FORKLIFTS

- Fiat-Allis FR10B wheel loader, 17.5-25 tires, 8' bucket, LH reverser, joystick controls, 5,837 hours.
- Fiat-Allis 545 wheel loader, 14.00-24 tires, 8 1/2' bucket, LH reverser, 2-stick controls, 6,553 hours.
- Vermeer M-50 shopbuilt forklift, CAT 2-stage mast, 4wd, articulating, gas.
- 3 pt forklift, CAT 2-stage mast, hyd top link.

FARM EQUIPMENT

- C-IH 1200 planter, 16/31, pivot transport, vacuum, bulk fill, no-till coulters, PTO pump, hyd. drive, spring down pressure, markers, SN CBJ026045.
- Freisen 240 seed tender, dual compartment, scales, conveyor, roll tarp, Honda motor with electric start, on gooseneck tandem axle trailer, SN 21335.
- '11 Landoll 7431 VT Plus vertical tillage tool, 29', 7" spacing, hyd. fore & aft, gauge wheels, rolling basket, 380/55R16.5 main frame tires, 12.5L-15 wing tires, SN 74K1102141.
- Parker 710 grain cart, 1000 PTO, 24.5-32 diamond tread tires, clevis hitch, corner auger, roll tarp, lights, extensions to hold 750 bu.
- Vermeer SRM354 round baler, DCF Wide pickup, 1000 PTO, 21.5L-16.1 tires, net wrap, twine, pushbar, Accu-Bale Plus monitor, SN 1VRV1618891003553.
- Vermeer R23A hyd. drive hay rake, 6-bar, SN 1VRR201P421003140.
- AGCO 3312 mower conditioner, 12' cut, disc mower, 1000 PTO, 1-rubber roll, 1-steel roll, SN H556259.
- '10 JD HX20' batwing mower, 1000 PTO, 8-airplane tires, stump jumpers, front and rear chains, SN 1P0HX20FLAP011556.
- Schuler SRM354 Feed wagon, 540 PTO, Weigh-Tronix scales, left hand discharge.
- Westfield '13'X91' swing-away auger, hyd lift, SN 226273.
- Westfield WR80-26 truck auger, Honda motor with electric start, hopper, SN 254221.
- 500 gal poly tank on running gear.
- Redline 28' pasture harrow, SN 8787.
- 10-bale gooseneck hay trailer with 3pt spear/hitch.
- 6-bale hay trailer with 3pt spear/hitch.
- 3pt bale unroller with cylinder.
- Pull type dirt scraper, 6' wide, hyd eject, 11L-15 tires.
- IH 720 5-bottom plow.
- IH 15' pull-type chisel.
- Hesston 24' 3pt field cultivator, hyd fold, with buster bar harrow.
- IHC 3 pt. ripper with 6 Blu-Jet shanks & rolling cutters.
- 14' hayrack on JD running gear.

METHOD AND TERMS

Acres in this advertisement are estimated. A survey will be completed prior to the sale on Tracts 1-13. Bidding will be on a price per acre basis on Tracts 1-12 with the completed surveyed acres used to calculate the final sale price. Tracts 1-12 will be offered through the marketing method of "Buyer's Choice" whereas the high bidder can purchase in any order, any or all of Tracts 1-12 for their high bid. "Buyer's Choice" bidding will continue until Tracts 1-12 have been sold. Tract 13 (commodity shed & grain bins) will be sold for a lump sum total dollar amount.

Tract 14 followed by Tract 15 will then be sold! Tracts 14 & 15 will NOT be surveyed and will be sold on a price per acre basis based on the deeded legal description. The farm will NOT be offered in its entirety at the conclusion of the auction. Bidding is NOT contingent upon financing.

At the auction, immediately following the bidding, the winning bidder(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to Hart Abstract & Title, LLC, which shall hold the money in escrow until the closing.

The balance of the purchase price will be due at closing which will take place at Hart Abstract & Title, LLC on or before May 16, 2016.

Possession will be given at time of closing. Farm sells free and clear for the 2016 crop & grazing season. Immediate spring tillage rights will be granted the new buyer(s) upon signing the appropriate real estate contract and depositing 10% of the purchase price. The 2016 real estate taxes will be prorated to the date of closing based on the most recent available tax information. Title Insurance in the full amount of the purchase price will be provided.

All announcements made sale day take precedence over prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by seller or Sullivan Auctioneers, LLC pertaining to this property. Real estate is being sold "AS IS".

KERNAL CARRIERS INC.
GREG FLESHMAN & SUSAN FLESHMAN OWNERS

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