

# 485 ACRES PASTURE, TILLABLE FARMLAND, HUNTING LAND AUCTION HARRISON COUNTY, MISSOURI 08-24-2017 • 10:00 AM

**Directions to Farm:** The farm is located straight east of Hatfield Missouri on Highway 46 or 17 miles north of Bethany Missouri. The farm is 3 miles south of the Iowa border 10 miles SE of Lamoni Iowa.



**BID ONLINE**



**Auction Details:** This auction will be held August 24th at 10AM. You will be able to bid live at the auction or you can use our online bidding and bid via the Internet.

**Agent Comments:** This is a nice opportunity to increase your growing capacity or just a great investment that has good recreational opportunities in northern Missouri. The crop on the farm this year is exceptional, if you view the farm you'll notice just how good of a crop this farm can grow.

**Sale Method:** The farm will be sold by LIVE public auction. You are invited to attend in person at the auction or via out Internet bidding. You can bid online at DreamDirt.com or you can download our Smartphone APP and bid on the app during the auction.

**Home Description:** There is no home on this property.

**Legal Description:** The south 1/2 of Section 17 Hamilton Township Harrison County Missouri and the NE 1/3 of Section 17 except the acreage Hamilton Township Harrison County Missouri.

**Auction Location:** The auction will be held on the farm.

**Possession:** Possession will be given after the harvest of the crops on the farm.

**Closing:** Closing will be held September 28th

**FSA Information:** Farmland Acres 485.26 Cropland Acres 353.48 WRP 0 CRP 0

**Soil Productivity:** 64.4 NCCPI

**Earnest Money:** 5% Day of auction, balance due at closing

**Farm Lease:** There is no lease on the farm

**Terms & Conditions:** The seller will provide title insurance for the buyer. All bids are cash bids with no contingencies. Bidding will be by multiplier

**CONTRACT & TITLE:** Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate contract and deposit with DreamDirt Farm and Ranch Real Estate LLC the proper non refundable earnest deposit. The Seller(s) will provide a current abstract at their own expense. Sale is not contingent upon buyer financing, all bids are cash bids. This sale is subject to all easements, covenants, leases and restrictions of record. Buyers must do their due diligence prior to bidding. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller unless specifically stated. Seller reserves the right to accept or reject any and all bids. DreamDirt Farm and Ranch Real Estate LLC and its representatives are agents of the Seller. Winning bidder(s) acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. The Auctioneer may accept absentee or phone bids from bidders who can not attend the auction or bid on half of the seller. All decisions of the Auctioneer are final. The auction is open to the public contingent upon proper behavior. The Auctioneer may ask your to leave if your behavior is not in the best interest of the seller.

**[www.dreamdirt.com](http://www.dreamdirt.com)**

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