



Absolute Missouri Land Auction

749 Acres ± of Highly Productive Farmland - Offered in 6 Tracts

Thursday, October 19, 2023 - 10:04 am

Auction Location: Younger Auction Gallery, 312 East South Hills Dr., Maryville, MO

Farms located in Polk & White Cloud Townships, Nodaway County, Missouri

Home, 102 River Bottom Land, Wind Turbine Income

Tract 1 - 185 Acres ±

Location: Approximately 1-1/2 mi. East of US Hwy 71 on US Hwy 136 to Katydid Road; property lies on West side of gravel.

Featuring 185 acres +/- of 102 River bottom and upland hill ground with 174.07 tillable acres according to USDA Farm Service Agency. Presently 48.84 acres in corn production, 53.75 acres in soybean production and 71.5 acres in pasture land and hay. Balance of farm has some timber with excellent hunting. This farm has an excellent location for development potential with long range country views overlooking Maryville, MO and/or can be tilled and terraced for more row crop production. Property has access to rural water and two ponds for livestock watering. Includes two open front Morton loafing cattle livestock sheds (48'x30'x10' and 36'x21'x10') built in 1974 with water hydrants for livestock. Located in Maryville R-II School District and minutes away from Mozingo Lake Recreation Park and Maryville business district. **Taxes:** \$639.58

Tract 2 - 153 Acres ± with Home

Location: US Hwy 136 East of Tract 1 to Route F then South approximately 2 mi. on West side of road.

Featuring 153 acres +/- good ridge to gently rolling ground with 127.05 tillable acres according to USDA Farm Service Agency; includes home and outbuildings. Presently 100.93 acres in soybeans with approximately 26 acres hay ground in NW corner that could be tilled and terraced for row crops. Nice 1.5 story house with 2 or 3 bedrooms, newer windows, vinyl siding, asphalt shingles, patio, and basement. Home appears to be in good state of repair and is currently rented. Property has access to rural water and is located in Maryville R-II School District, minutes from Maryville grain storage facilities, Mozingo Lake Recreation Park and Maryville business district.

Outbuildings include:

- 24'x30'x10' Morton Garage, 3 8'x8' Roll Up Doors, Cement Floor
- 74'x36'x12' Morton Machine Shed, 18' East-facing Sliding Door, 3 Open South-facing Bays
- 56'x36'x12' Morton Machine Shed, 18' East-facing Sliding Door, 2 Open South-facing bays

Grain Storage Bins include: 21'x17.5' Bin, 5000 bu, 24" Fan, Aeration Floor, Vertical Upload; 21'x14' Bin, 4000 bu, 24" Fan, Aeration Floor, Vertical Upload; 21'x17.5' Bin, 5000 bu, 24" Transition for Fan, Aeration Floor, Vertical Upload; 21'x14' Bin, 4000 bu, 12" Transition for Fan, Aeration Floor, Vertical Upload; 18'x17.5' Bin, 3500 bu, Aeration Floor; 18'x10' Bin, 2000 bu.; 18'x12.5' Bin, 2500 bu

Taxes: \$1341.12

Tract 3 - 30 Acres ±

Location: Directly East of Tract 2.

Featuring 30 acres +/- gently rolling grassland with 29.27 tillable acres according to USDA Farm Service Agency. Property has access to rural water and one pond for livestock watering with good to average fences. Excellent home or development site with long range country views. Located in Maryville R-II School District and minutes away from Mozingo Lake Recreation Park and Maryville business district. **Taxes:** \$101.69

Tract 4 - 158 Acres ±

Location: South of Maryville on US Hwy 71 to 340th St. West on gravel to Impala Rd. Then Right on Impala Rd. for 1 mi. to Ideal St. Left around curve 1/4 mi. on South side of road.

Featuring 158 acres +/- with 133.13 tillable acres according to USDA Farm Service Agency. Presently planted in soybeans. Good upland and White Cloud Creek bottom land; gently rolling farm with some terrace and tile outlet work completed with some bordering fences in fair to average condition. Some small open timber for excellent hunting. Property has access to rural water. **Taxes:** \$625.73



Terms: 10% down payment per tract of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title with balance due at closing on or before 30 days. **Each tract will be sold individually and will not be offered together in any combination.** Escrow to be held at Nodaway County Abstract, Maryville, MO. Full possession to prepare for 2024 crop production will be given at closing. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, Inc. d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers. Seller and Auction Company have right of refusal of any or all bids.

Tract 5 - 77 Acres ±

Location: From Maryville, South on US Hwy 71 to Rt A (Pumpkin Center) West 2.5 miles to Hawk Road; North on Gravel 1/2 mi. East side. Borders Hawk and 350th St.

Featuring 77 acres +/- with 77 acres tillable according to USDA Farm Service Agency - 32.88 in corn production and 31.93 in soybeans with balance of 12.74 in open pasture This farm has some diversion terraces that have been completed with some tiling. Also included is a wind turbine with transferable agreement at time of closing. Complete information sale day. Annual wind turbine revenue. **Taxes:** \$254.90

Tract 6 - 146 Acres ±

Location: From Maryville, west on State Hwy V approx. 4.5 miles to State Hwy H then South to 330th St. then East 1/4 mile on north side of Road

Featuring 146 acres +/- with 107.06 tillable acres according to USDA Farm Service Agency. At present, 56.88 acres in soybean production and 49.58 acres in corn. Balance in open timber. Farm has diversion terraces with expansion to create more tillable acres if so desired. Excellent hunting. Property has access to rural water and is located minutes from Maryville grain storage facilities. There is one wind turbine with transferable agreement at time of closing. Complete information sale day. Annual wind turbine revenue. **Taxes:** \$436.22

Auctioneer's Note: If looking for highly productive row crop with potential development and income from wind turbines, make financial arrangements now for these properties may sell in your price range. — Mark

Harold Stiens Trust

Paul Stiens, Personal Representative



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