

ADVANCED NOTICE

ABSOLUTE GENTRY COUNTY, MISSOURI LAND AUCTION

Featuring 148 Acres ±, with 126 tillable acres, of
Highly Productive Grand River Bottom Farmland

THURS., DECEMBER 7, 2023 AT 10:37 AM

Auction Location: Hundley-Whaley Learning Discovery Center
(University of Missouri Extension Office Building)

1109 S. Birch St., Albany, MO 64402

Property Location: Approximately 2 miles west of Albany, MO on U.S. 136 to gravel 540 Rd. South on 540 Rd. approximately 0.8 miles to intersection of 540 Rd. and 338 Rd. Continue South on 540 Rd. 0.2 mile to curve, then follow existing roadway on levee 0.8 mile to farm. Watch for auction signs.

Featuring highly productive soil types with approximately 125.47 acres cropland according to Gentry County Farm Service Agency. Farm has had excellent stewardship and fertilization programs throughout the years. This farm has no wetlands areas and can be cleared for an additional 4 to 5 tillable acres according to the Gentry County Farm Service Agency.

Soil Description: Soil types include Nodaway silt loam, Nevin silt loam, Colo silty loam, Zook silty loam, and Bremer silty clay loam.

Brief Legal Description: Gentry County, MO, Sec. 2, 35 Twp. 62, 63, Rng 3; True Legal to Govern. **Taxes:** \$459.25 for 2023 to be paid by Sellers.

McGinley-Krawczyk Farms, LLC, Owners

Auctioneer's Note: Make financial arrangements now,
for property sells to highest responsible bidder.

For viewing of property, contact auction company at 660-541-1977.

Terms: 10% down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on **Monday, January 8, 2024**, when full possession will be given. Escrow to be held at the office of Holden Abstract Co., agent for First American Title Insurance Company. 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.



Mark Younger, Auctioneer

660-541-1977

Email: yac@youngerauction.com

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