



LISTING #16756

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS



**BOYD
HARRIS**
COMPANIES, INC.

80
acres m/c




MADDOX FARM
Farmland Auction



AT 1:00 PM

AUDRAIN COUNTY 4-H BUILDING

21509 State Highway D,
Mexico, Missouri 65265

BOYD HARRIS COMPANIES, INC(MO LIC 2019011485) | 573.682.7506 | BOYD@PEOPLESCOMPANY.COM





MADDOX FARM

Farmland Auction

MAY
12

AT 1:00 PM

AUDRAIN COUNTY 4-H BUILDING

21509 State Highway D,
Mexico, Missouri 65265

Mark your calendar for Friday, May 12, 2023 at 1:00 PM. Peoples Company is pleased to offer an 80 acre m/l tract located six miles southwest of Mexico, Missouri at public auction. The farm is currently in a grazing rotation for livestock. However there is potential to row crop 63 acres m/l that carry a NCCPI of 65.5. The new owner could also choose to build their executive suite near the picturesque building site in the southeast corner of the property. with a view of the pond. This tract offers an open front steel building that could provide storage or cover for livestock. The farm lies about 1.5 miles west of Highway 54, on the south side of Route HH and the west side of Audrain Road 917. The southern property line is against the Audrain/Callaway County line. The auction will be held at the 4-H Center on Route D in Mexico, MO on Friday, May 12, 2023 at 1:00 pm. The farm will be open for the buyer to operate in 2023, and early access for spring fieldwork can be negotiated with the seller at the time of the auction.

Improvements

The farm is improved with one hay/cattle shed. It is approximately 40' x 60' x 12', post-frame, with galvanized metal siding and roof. The south side is open. The floor is dirt. The shed offers good utility for a cattle farm.



Directions

From Mexico, MO, go south on Highway 54 to Route HH. Turn west (right) on Route HH. Travel 1.5 miles to the property on the left. From Kingdom City/Auxvasse area, travel north on Highway 54 to Route HH. Turn west (left) onto HH and drive until you see Peoples Company signs. From St. Louis/St. Charles area, go west on Interstate 70 to Kingdom City/Highway 54. Travel north on Highway 54 to Route HH. Turn west (left) onto HH and drive until you see Peoples Company signs.



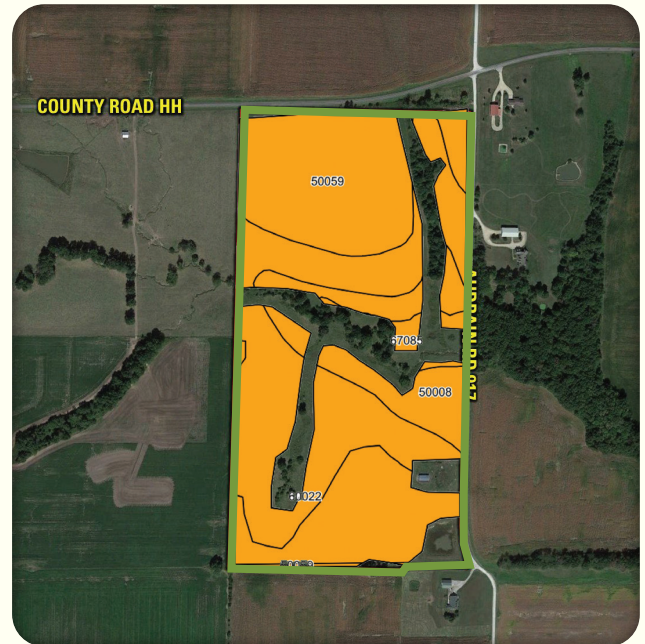


The subject property is a rectangular shaped tract of land that lies about ten miles southwest of Mexico, Missouri; northerly from Auxvasse and Hatton, Missouri. The farm is situated the corner of Highway HH and Audrain Road 917; the blacktop is on the north end and the gravel road on the east side. The building site, with the shed, and a large pond are in the southeast corner. From this corner, the land lays level to the west, on a broad ridge, then slopes gently to the north towards a wooded creek branch that runs east/west through the middle of the farm. There is a small draw from the southwest corner to the north, past an old pond that can be filled in. The center of the farm is low, along a meandering creek branch. This is high on the west side, sloping low, and shallow to the east side. The north end of the farm mirrors the south end; high on the north by the

blacktop and sloping to the south. This north part of the farm is mostly all open, cropland many years ago. This rolls very little east/west and all slopes shallow to the south. There is wooded draw to the east side, dividing the fields but too big to practically remove. A narrow strip of land is between the east side and the draw. To the south, near the center, there is a cross fence with small trees. This would be practical to remove and then nearly all this north side can be tilled. The land is currently all in grass, having been that way for many years, and was in CRP prior to that pasture/hay use. But, nearly all the adjacent farms, all around this farm, are tilled for row crop production, on the same soils and slopes. So, it is considered practical to convert this to cropland, holding back from the edges of the draws and from the floodplain land in the center.

Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
50059	Mexico silt loam	28.56	45.3%		71
60022	Leonard silt loam	24.66	39.2%		61
50008	Keswick silt loam	8.35	13.3%		60
67085	Twomile silt loam	1.13	1.8%		65
50059	Mexico silt loam	0.28	0.4%		75
			Weighted Average		66.5



Contact

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SCAN FOR MORE INFO >>>





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16756



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AT 1:00 PM

AUDRAIN COUNTY 4-H BUILDING

21509 State Highway D, Mexico, MO 65265

Auction Terms & Conditions

Sellers: Jeff and Brenda Maddox

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The tract will be offered via Public Auction and will take place at 1:00 PM at the 4H Center at Mexico, MO. The farmland will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company, either via the on-line system or in person at the auction, and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Callaway County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Callaway County FSA and NRCS offices. The estimated farmland acres are based on our mapping and are an estimate only. There are no guarantees as to how many acres may actually be converted to crop land.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held by Audrain County Title Company.

Closing: Closing will occur on or before June 12th, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the Property will be given to Buyer immediately upon a fully executed purchase agreement, earnest money deposit, and proof of insurance on the property. The seller has agreed to allow early

entry, prior to closing, for spring application/tillage work. That agreement will provide early access but will be at the Buyer's risk as any work performed/materials applied will be solely at Buyer's risk should they fail to close. There will be no recourse to Seller or Agent.

wFarm Lease: The farm is open for the 2023 cropping season.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Audrain County Title Company the required earnest money payment. The Seller will provide a title insurance policy at their expense. Sale is not contingent upon Buyer financing.

Surveys: No additional surveying or staking will be provided by the Seller.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, sketches, dimensions, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property PRIOR to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title policy. ANY ANNOUNCEMENTS made on auction day by Peoples Company will take precedence over any prior written, published, or verbal information provided or stated. Peoples Company reserves the right to preclude anyone from bidding if there is any question as to the potential Bidder/Buyer's credentials, fitness to bid, or ability to perform. The brief legal descriptions in the marketing material should not be used in legal documents. The Real Estate Sale and Purchase Agreement, Title Commitment, Acres M/L Draft Closing documents (as may be available) will be available to the public during the marketing period. By bidding at the auction, potential buyers acknowledge that these have been made available prior to the auction and all bidders have had the opportunity to review these documents during the due diligence period.