

THURSDAY, OCTOBER 30, 2025 AT 3:00 PM

643.89 ACRES M/L

PC

ONLINE ONLY AUCTION



CATTLE • RECREATION • HAY GROUND • HUNTING

KURT HOLLENBERG | 573.220.6155

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ONLINE ONLY AUCTION | BIDDING ENDS: THURSDAY, OCTOBER 30, 2025 AT 3:00 PM

AUCTION TERMS & CONDITIONS

HOW TO BID: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online 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 a 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.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

CO-BROKERS: Participating brokers must register the client 48 hours before the Auction date by filling out our Broker Registration Form.

AUCTION METHOD: This property will be offered as three individual tracts. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes for all three tracts until all bidding is completed. If you plan to bid, please register 24 hours before the auction date. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

AGENCY: 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 Pulaski County Farm Service Agencies. 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 Pulaski County FSA and NRCS offices.

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 check or wire transfer. All funds will be held in the Pulaski County Abstract and Title.

CLOSING: Closing will occur on or about Tuesday, November 25th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

POSSESSION: Possession will be granted at closing. Early possession can be granted with the proof of liability insurance and additional earnest money deposit. Contact agent for details.

FARM LEASE: The farm is open for 2026 farming season.

HUNTING LEASE: There is no hunting lease in place, hunting rights are available for the upcoming season.

SURVEY: If Tracts 2 and 3 are sold separately, the properties will be subject to survey. The Seller shall be responsible for all survey costs. Regardless of the surveyed acres, the final purchase price will be calculated based on the multipliers used at auction and the final bidding price per acre.

MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current Title Commitment at their expense.

FINANCING: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced, and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Peoples Company and its representatives are agents of the Seller, which can accept or reject any and all bids. 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 Auction Company.

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, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding during 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 Commitment.

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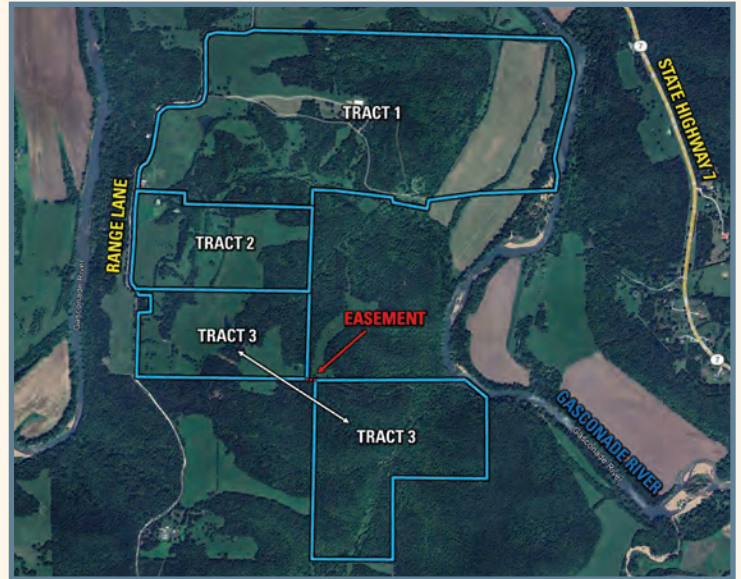
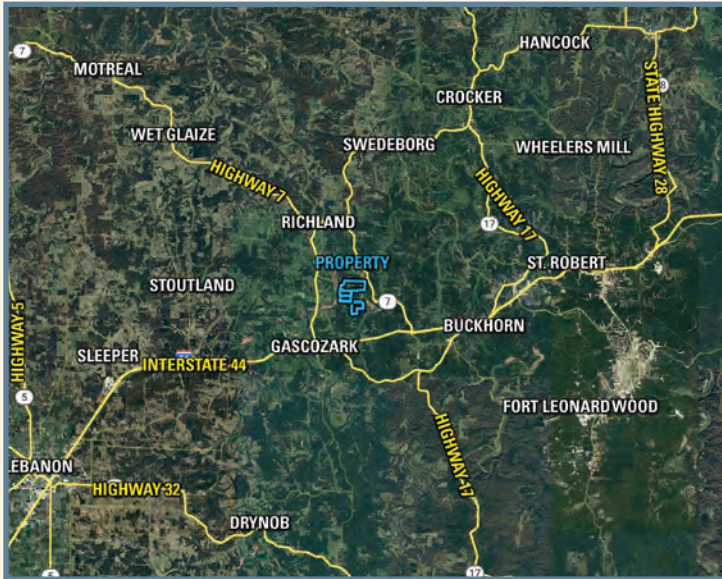
ONLINE ONLY AUCTION

Mark your calendars for October 30th, 2025. Peoples Company is proud to present 643.89 acres m/l in Pulaski County, Missouri, to be sold in three individual tracts via Online-Only Auction. Situated just south of Richland, Missouri, with convenient access to Interstate 44, this diverse property offers a rare combination of productive pasture and hay ground, mature timber, Gasconade River frontage, and multiple ponds.

Whether you're seeking a working cattle or hay operation, recreational retreat, hunting paradise, or the perfect rural building site, this property checks every box. Improvements include a brand-new equipment shed, two hay barns, a milk barn, cattle working facilities, and multiple smaller outbuildings, supported by two wells and electric service provided by Laclede Electric Cooperative.

In addition, buyers should note that the seller also owns a private executive estate next door. The home was built in 2008, spans over 6,200 square feet, and sits on 164 acres with Gasconade River frontage. While not included in this auction, the property may be available to purchase separately, providing a rare opportunity for buyers interested in a large home already in place.

This is a rare opportunity to purchase a diverse farm with income-producing potential, recreational amenities, and scenic building sites. Bidding will be on the individual tracts only.



DIRECTIONS

Richland, Missouri: From the intersection of Highway 133 and 7, head southwest on Highway 133 for 6.4 miles. Turn left (east) on Rupert Road for 1.3 miles. Continue onto Range Lane (north) for 3.2 miles. The property lies on the east side of Range Lane. Look for the Peoples Company signs.

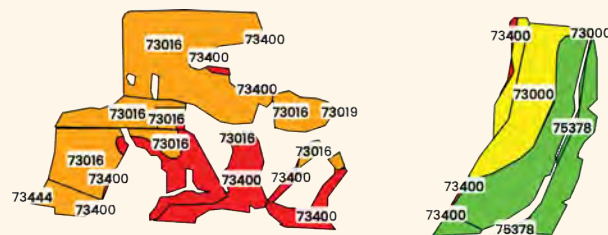
Lebanon, Missouri: From the intersection of Interstate 44 and Millcreek Road, head northeast on Interstate 44 for 15 miles. Take exit 145 for Highway 133 toward Richland. Turn left (north) onto Highway 133 for 0.2 miles. Turn right (east) onto Rupert Road for 1.3 miles. Continue onto Range Lane (north) for 3.2 miles. The property lies on the east side of Range Lane. Look for the Peoples Company signs.

TRACT 1 | 356.90 ACRES M/L



Tract 1 includes 356.90 acres m/l with 154.41 FSA cropland acres currently used for hay production but also suitable for row crops. This tract features a new 140-foot by 60-foot equipment shed, an 85-foot by 50-foot hay barn, smaller storage sheds, a milk barn, and a cattle working pen with fencing designed for livestock. In addition, the tract offers two wells, electricity, and a small pond. A key highlight is the more than 2,300 feet of Gasconade River frontage, complete with scenic forested bluffs that provide a beautiful backdrop for fishing, floating, kayaking, camping, or simply enjoying the outdoors. This tract offers endless opportunities for livestock, recreation, or building a rural homestead.

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
73016	Viraton silt loam	69.21	44.83%		47
73400	Clarksville-Gepp complex	27.99	18.13%		10
75378	Sturkie silt loam	24.45	15.84%		80
73000	Pomme silt loam	21.58	13.98%		69
75398	Kaintuck fine sandy loam	11.15	7.22%		72
73444	Gepp-Rock outcrop complex	0.02	0.01%		10
Weighted Average					50.4

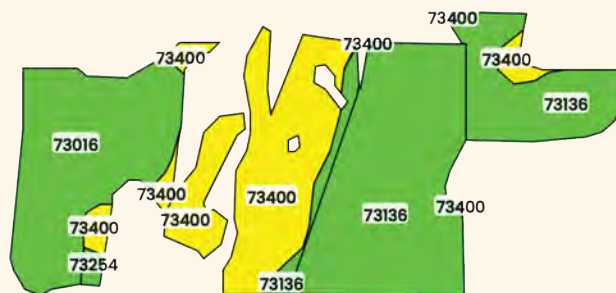


TRACT 2 | 86.09 ACRES M/L

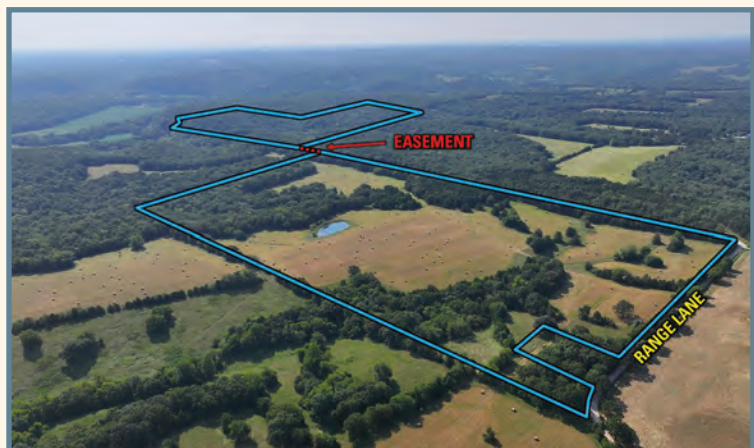


Tract 2 consists of 86.09 acres m/l with 49.88 FSA cropland acres currently in hay but well-suited for crop production. The balance of the acres is made up of mature timber, providing excellent wildlife habitat and hunting potential. This tract also includes a 75-foot by 30-foot hay barn and two smaller ponds that serve as reliable water sources for livestock.

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
73136	Union silt loam	23.51	47.12%		57
73400	Clarksville-Gepp complex	13.56	27.18%		10
73016	Viraton silt loam	12.48	25.02%		47
73254	Ocie gravelly silt loam	0.34	0.68%		31
Weighted Average					41.5



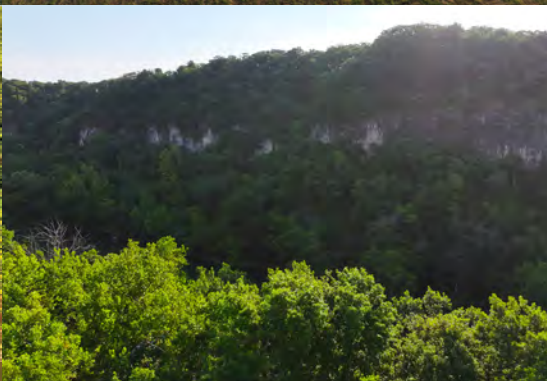
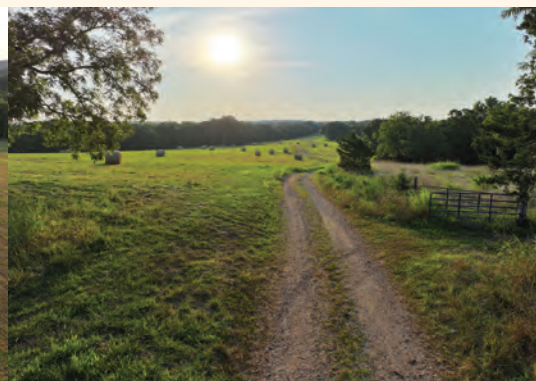
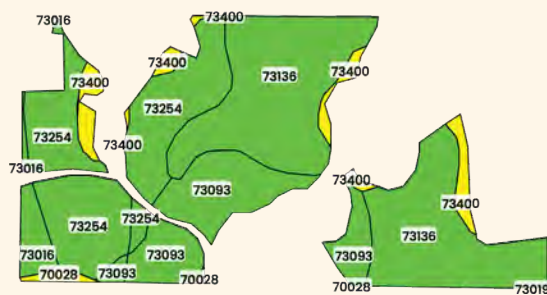
TRACT 3 | 200.90 ACRES M/L



Tract 3 offers 200.90 acres m/l with a diverse mix of cropland, mature timber, and river frontage. The 80.90-acre parcel includes 45.56 FSA cropland acres currently utilized for hay production and adaptable to row crop use, with the balance in timber providing strong hunting and recreational opportunities. The 120-acre parcel is comprised entirely of mature timber and features over 600 feet of frontage along the Gasconade River, adding to the property's recreational appeal.

The two parcels are connected by a 62-foot-wide easement (see attachment). With no existing improvements, this tract provides a blank canvas for a hunting cabin, recreational retreat, or rural home site, combining productive farmland, abundant wildlife habitat, and direct river access.

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
73136	Union silt loam	19.85	43.56%		57
73400	Ocie gravelly silt loam	13.07	28.68%		31
73093	Gatewood very gravelly silt loam	8.08	17.73%		39
73400	Clarksville-Gepp complex	2.61	5.73%		10
73016	Viraton silt loam	1.48	3.25%		47
70028	Moko-Rock outcrop complex	0.48	1.05%		0
Weighted Average					42.7



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Listing #18590



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