

LISTING #18607

MACON COUNTY *Missouri*

October 21, 2025

MACON COUNTY FAIRGROUND
1305 S. MISSOURI STREET | MACON, MO 63552

FARMLAND AUCTION



◆ *Doug Yegge* MO LIC 1999019991
563.320.9900 | DOUG@PEOPLESCOMPANY.COM

78
Acres M/L

Farmland Auction

TUESDAY, OCTOBER 21, 2025 AT 10:00 AM

MACON COUNTY FAIRGROUND

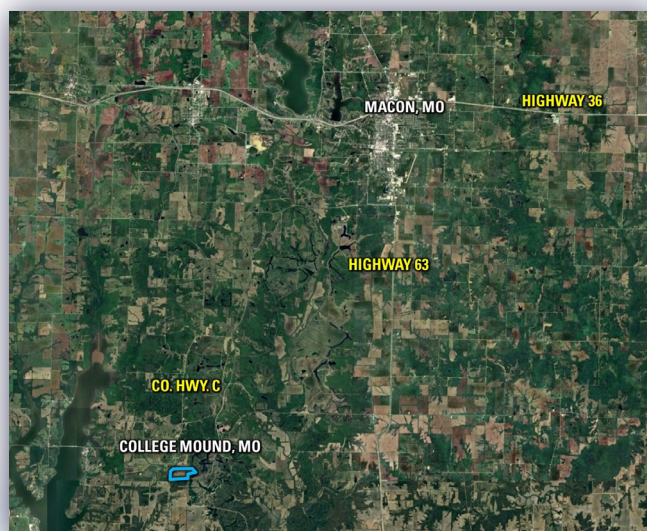
1305 S. MISSOURI STREET | MACON, MO 63552

Peoples Company is pleased to be representing Excello Manufacturing LLC in the sale of their 78-acre M/L located just southwest of Macon, Missouri in Section 34 of Chariton Township. The farm consists of 78 acres m/l and will be offered as one tract via Public Auction to be held at the Macon County Fairgrounds in Macon, Missouri.

This farm is nearly 100% tillable with 75.47 estimated FSA certified cropland acres. The average NCCPI soil rating is 62.9. Prominent soil types include Armstrong loam, Bevier silty clay loam, and Leonard silt loam. These acres are classified as Highly Erodible Land (HEL).

This farm is located in a strong farming community and would make for a great add-on tract to an existing farmland operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. State Highway C borders the farm to the west. The farm is also in proximity to US Highway 63. The farm lease has been terminated, and the farm is open for the 2026 growing season.

This farm will be offered as a single tract on a price-per-acre basis through a traditional auction. The public auction will take place on Tuesday, October 21, 2025, at 10:00 AM at the Macon County Fairgrounds, 1305 S Missouri Street, Macon, Missouri 63552. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



Directions

FROM COLLEGE MOUND, MISSOURI:
Travel south on State Highway C for 1 mile. The farm is located on the east side of the road. Look for Peoples Company signs.



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PEOPLES™
COMPANY
INTEGRATED LAND SOLUTIONS

Auction Terms & Conditions

SELLER: Excello Manufacturing LLC

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

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 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.

AUCTION METHOD: The tract will be offered via Public Auction and will take place on Tuesday, October 21st at 10:00 AM at the Macon Co. Fairground, 1305 S. Missouri St., Macon, MO 63552. The farmland tract 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.

FINANCING: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

AGENCY: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Macon 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 Macon 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 a check or wire transfer. All funds will be held in the Town and County Title Company Trust Account.

CLOSING: Closing will occur on or before Thursday, November 6, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

POSSESSION: Possession of the farm will be given At Closing, Subject to the Tenant's Rights.

FARM LEASE: The farm lease has been terminated, and the tracts are open for the 2026 growing season.

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 on the Property. 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's Trust Account the required earnest money payment. The Seller will provide a current abstract at their expense. The Sale is not contingent upon Buyer financing.

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.

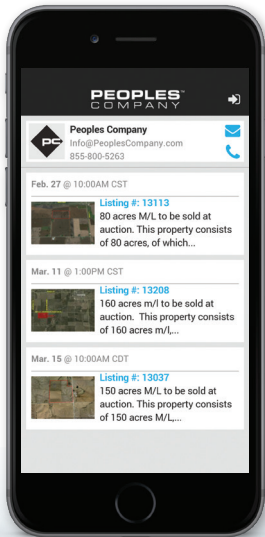
OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller, who can accept or reject any and all bids. The 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. This auction has a reserve.

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. Buyers should perform his/her investigation of the property before 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 abstract.



Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI	LEGEND
50001	Armstrong loam	27.18	36.01%	65	<div></div>
60062	Bevier silty clay loam	26.01	34.46%	63	<div></div>
60022	Leonard silt loam	21.61	28.63%	60	<div></div>
30039	Armstrong loam	0.68	0.90%	62	<div></div>
WEIGHTED AVERAGE				62.9	



Not able to make it to the live auction but still want to bid? No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



78
Acres M/L



700 6TH AVENUE
DEWITT, IA 52742



PeoplesCompany.com
Listing #18607



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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