

FARMLAND AUCTION

Rouse Farm

Dunklin County, Missouri



AUCTION BY

G **GLAUB**
FARM
MANAGEMENT

**MANAGEMENT • REAL ESTATE • CONSULTING
INVESTMENTS • LAND AUCTIONS**

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Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

ROUSE FARM AUCTION SUMMARY

Property Overview:

Nestled along the eastern banks of the St. Francis river in Dunklin County, MO four miles southwest of Campbell, this property offers quality cropland, timber, river access, a wooden barn, and a well-maintained plantation style home built in 1912. The total acres equal 169.75+/- and will be offered in 4 parcels allowing anyone to buy a single, combination, or all tracts. According to FSA records cropland acres total 120.01 with 72.06 acres row irrigated.



Date & Time: Thursday, February 1, 2018 @ 10:00AM (Registration starts @ 9:00 AM)

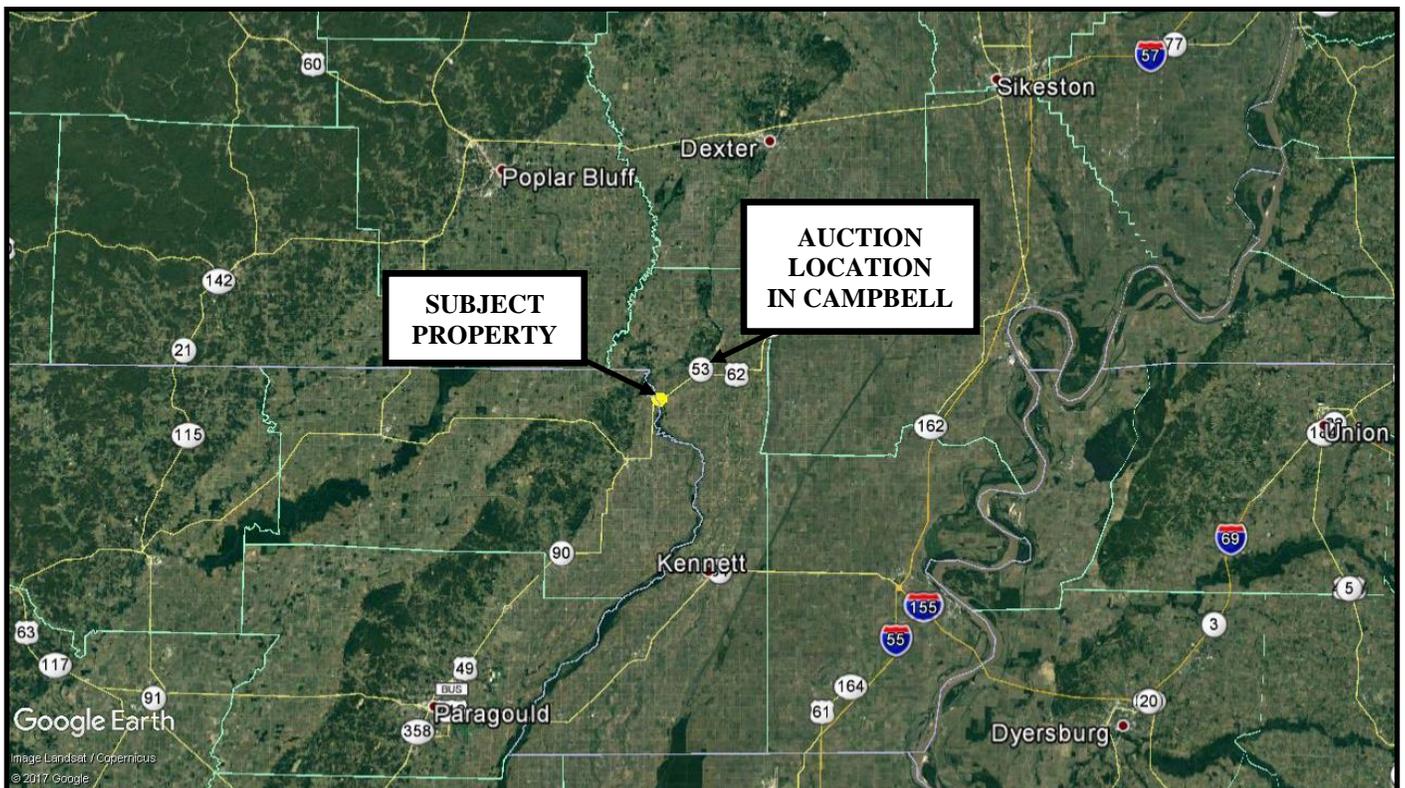
Auction Location: American Legion
17288 US-62 | Campbell, MO 63933

Inspections: Contact Ted Glaub.

Online Map: <https://app.terrastridepro.com/property/31261/map?referer=iframe>

Online Video: https://youtu.be/9FJE0Q_PmIY

REGIONAL MAP



AUCTION TERMS AND CONDITIONS

Method of Sale: Glaub Farm Management, LLC (GFM) (Ted Glaub - Missouri Real Estate License # 1999004054 & Missouri Auctioneer License #1266) will offer this property for public auction on Thursday, February 1, 2018. Auction location will be at the Campbell American Legion. At 10:00 AM, the property will be offered as one total unit, in tracts, or in combination. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller(s), shall constitute a binding contract between the Buyer(s) and the Seller(s). The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential sealed bid, please contact GFM at 870-972-6996.

Acreage: The acreages listed in this brochure are estimates taken from the county assessor's records, survey, and/or FSA records.

Survey: The Seller(s) reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller(s) and the Buyer(s). The Seller(s) will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). The price per acre will be the auction bid price for the tract, multiplied by the tract acreage estimated in the auction brochure.

Down Payment: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, cash, or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

Approval of Bids: The Seller(s) reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

Deed: The Seller(s) will provide a General Warranty Deed at closing, unless the Buyer and Seller agree to an extension of the time to do so.

Evidence of Title: The Seller(s) will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

Easements: The sale of this property is subject to any and all easements of record.

Closing: The closing shall be on or before March 2, 2018 at the Dalton and Mowrer, 203 College Ave, Kennett, MO 63857. The Seller(s) have the choice to extend this date if necessary.

Possession: Possession will be delivered at closing subject to a month to month lease on the home site.

Mineral Rights: All mineral rights owned by the Seller(s) will be conveyed to the Buyer(s).

Real Estate Taxes: The Seller(s) will pay the real estate and personal property taxes due and payable for calendar year 2017. The Buyer(s) will pay the real estate and personal property taxes, along with any and all assessments, for calendar year 2018 and thereafter.

Property Inspections: GFM will hold a public inspection date on January 17, 2018 from 10:00am until 2:00pm. To inspect the inside of the home a specific appointment must be made. Otherwise, each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Seller(s) disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by GFM or the Seller(s).

Agency: Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

Terms and Conditions Continued...

Broker Participation: GFM will accept broker/realtor participation if the proper form is filled out at least 24 hours prior to the auction and the broker/realtor must attend the auction. Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

Disclosure: Buyer has been informed that the Property, including without limitation garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property that were constructed prior to 1978, may contain lead-based paint.

Disclaimer: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Seller(s) or GFM. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY GFM, LEGAL COUNSEL, AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s), GFM. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller(s) and GFM make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller(s) or GFM be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of GFM and/or the auctioneer. The Seller(s) and GFM reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of GFM, and/or the auctioneer are final.

TRACT 1 DETAILS

Tract 1 contains 60 acres of which 54 acres are irrigated by a turbine pump. This land is protected by the St. Francis levee and has been in cotton production for many years. This tract includes a 16" irrigation well with a 12"- 2 Stage National Turbine Pump and a 1:1, 60hp Johnson Gearhead. Possession will be delivered at closing.



TACT 2 DETAILS

Tract 2 contains 26.29 acres of which 19.29 acres are irrigated by a submersible pump with a 12" casing. This land is protected by the St. Francis levee and has been in cotton production for many years. Possession will be at closing.



TRACT 3 Details

Tract 3 contains 78.82 acres with 47.95 acres in cultivation. This tract offers riverfront access, timber for recreation, hunting, and crop income. Possession will be delivered at closing.



TRACT 4 DETAILS

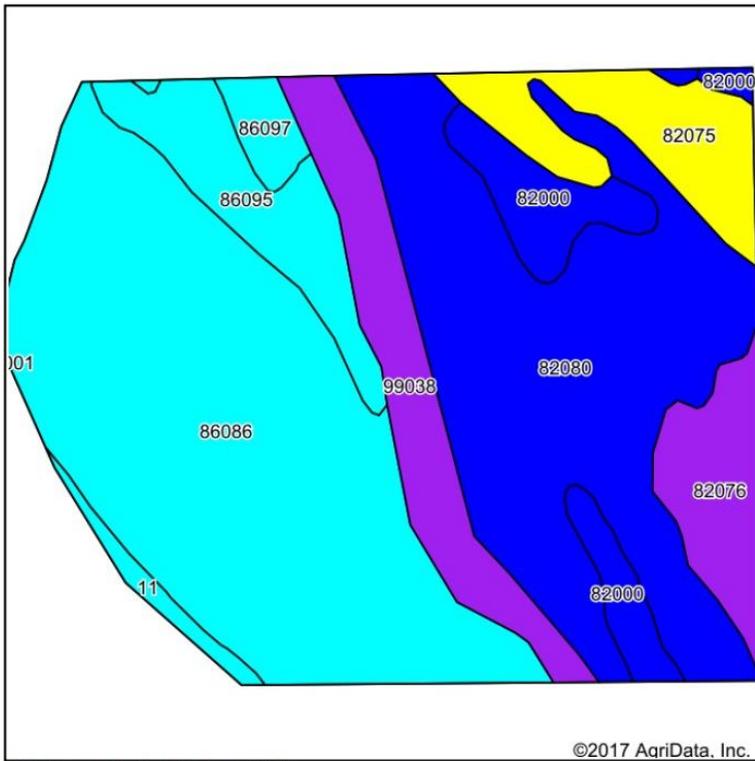
Tract 4 contains 4.6 acres with a home and barn. The well-maintained plantation home was built in 1912. The square footage is roughly 4800+/- with 8 large rooms including 2 full bathrooms, a kitchen, two balconies and a neat front porch. Utilities include electricity, rural water, septic system, and propane heat as supplemental heating. The home has a new roof and septic system. All floor joists were recently reinforced or replaced. The home also has a Terminix contract to prevent pest and termites. The wood framed barn is approximately 4,200 +/- square feet and includes a full loft. Tract 4 is currently being leased month-to-month at \$500. The tenant would like the opportunity to continue leasing.



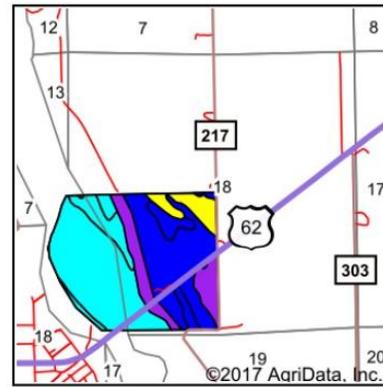
AERIAL MAP WITH TRACTS



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Dunklin**
 Location: **18-21N-9E**
 Township: **Union**
 Acres: **178.43**
 Date: **12/20/2017**

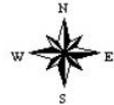


Maps Provided By



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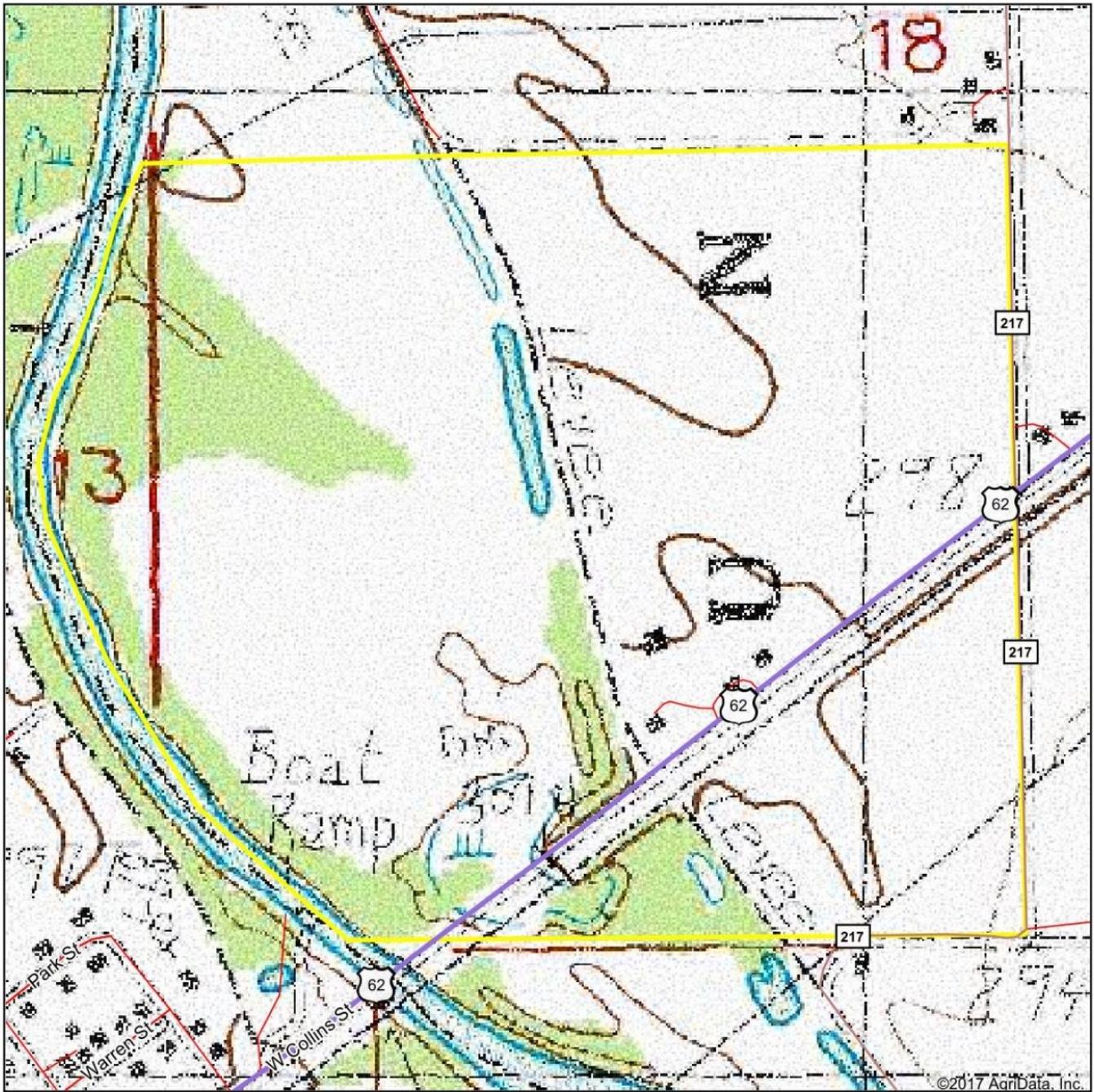


Area Symbol: AR021, Soil Area Version: 16						
Area Symbol: MO069, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
86086	Calhoun silt loam, 0 to 1 percent slopes, frequently flooded	65.97	37.0%		IVw	21
82080	Falaya silt loam, 0 to 1 percent slopes, rarely flooded	51.60	28.9%		IIw	76
99038	Levees-Borrow pits complex, 0 to 25 percent slopes	14.62	8.2%		Vle	
82075	Overcup silt loam, 0 to 1 percent slopes, rarely flooded	11.43	6.4%		IIIw	64
86095	Dubbs silt loam, 0 to 1 percent slopes, frequently flooded	10.99	6.2%		IVw	29
82000	Dubbs silt loam, 0 to 1 percent slopes	9.82	5.5%		Ile	81
82076	Lafe silt loam, 0 to 1 percent slopes, rarely flooded	9.29	5.2%		Vis	52
86097	Falaya silt loam, 0 to 1 percent slopes, frequently flooded	2.69	1.5%		IVw	21
11	Amagon soils, frequently flooded	2.02	1.1%		IVw	68
Weighted Average						43.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPO MAP



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map center: 36° 27' 34.57, -90° 8' 8.99



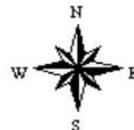
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18-21N-9E
Dunklin County
Missouri

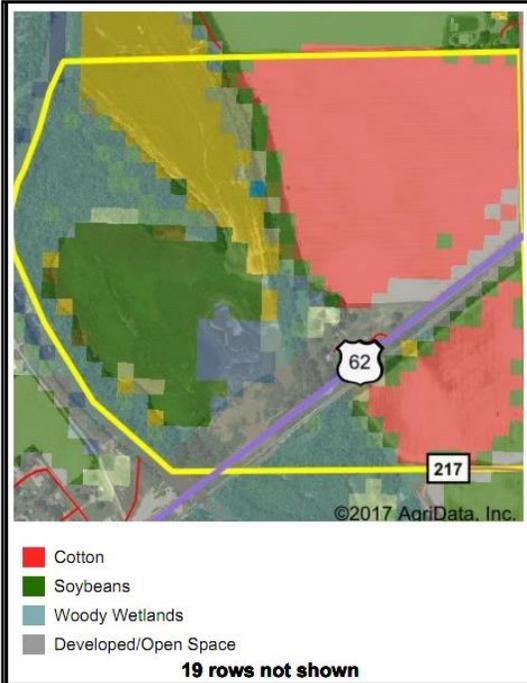


12/20/2017

CROP HISTORY MAP

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 36° 27' 34.57, -90° 8' 8.99

State: MO County: Dunklin

Legal: 18-21N-9E Twnshp: Union



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Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

FSA 156-EZ

MISSOURI
DUNKLIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2255

Prepared : Dec 7, 2017

Crop Year : 2018

Operator Name :
Farms Associated with Operator :

CRP Contract Number(s) :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
171.38	120.01	120.01	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	120.01	35.20		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT, OATS, FLAX, SORGH, PNUTS, SNFLR, SFLWR, BARLY, RAPE, MUSTD, SESME, CANOL, CRAMB, RICE-LGR, RICE-MGR, SML-CHIKP, LRG-CHIKP, PEAS, LENTI

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	31.70	0.00	0	36	
Generic	51.60	0.00	507	0	
Grain Sorghum	16.50	0.00	0	70	
Soybeans	55.40	0.00	0	24	39
TOTAL	155.20	0.00			

NOTES

Tract Number : 1730

Description : G7 S18 T21N R9E

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : RODNEY ROUSE

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
171.38	120.01	120.01	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	120.01	35.20	0.00	0.00	0.00	

DCP Crop Data

