

MULTI-PARCEL FARMLAND AUCTION

305.7 +/- Acres - Butler County, Missouri



AUCTION BY

**G GLAUB
FARM
MANAGEMENT**

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

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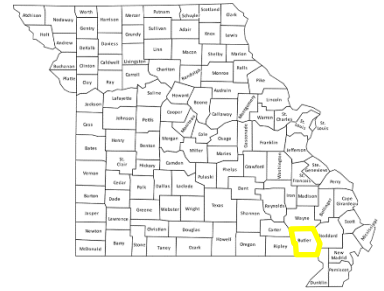
Serving Landowners in Arkansas, Mississippi, Arkansas, and Tennessee

SHARPE FAMILY REVOCABLE LIVING TRUST AUCTION SUMMARY

Property

Overview:

This 100% irrigated and graded farm is located East of Poplar Bluff, MO in Butler County. This farm will be offered in two tracts and as a whole. The farm is well drained and maintained with productive soils suitable for multiple crops. Highway VV divides the farm into two tracts. The east side (Tract 2) includes a 40x100 ft slant shop building and two 5,000 grain bins. Both tracts have two irrigation wells each. Don't miss this investment opportunity!



Acres:

305.7 +/- Acres

FSA Data:

Farmland Acres –323.57acres Cropland Acres – 308.15 acres

Crop	Acres	PLC Yield	Commodity Program
Corn	41.48	140	ARC-CO
Soybean	142.25	41	ARC-CO
Rice – LG	150.27	6,253	PLC
Total Base:	334.00		

Taxes:

\$1,800 (Estimate for Property)

Inspections:

Contact Glaub Farm Management.

Auction

Date & Time:

Wednesday, February 05, 2020 @ 10:00AM (Registration starts @ 9:00 AM)

Auction Location: **Holiday Inn Poplar Bluff**

2781 N Westwood Blvd, Poplar Bluff, MO 63901

Online Map:

<https://app.terrastridepro.com/property/143675/map?referer=iframe>

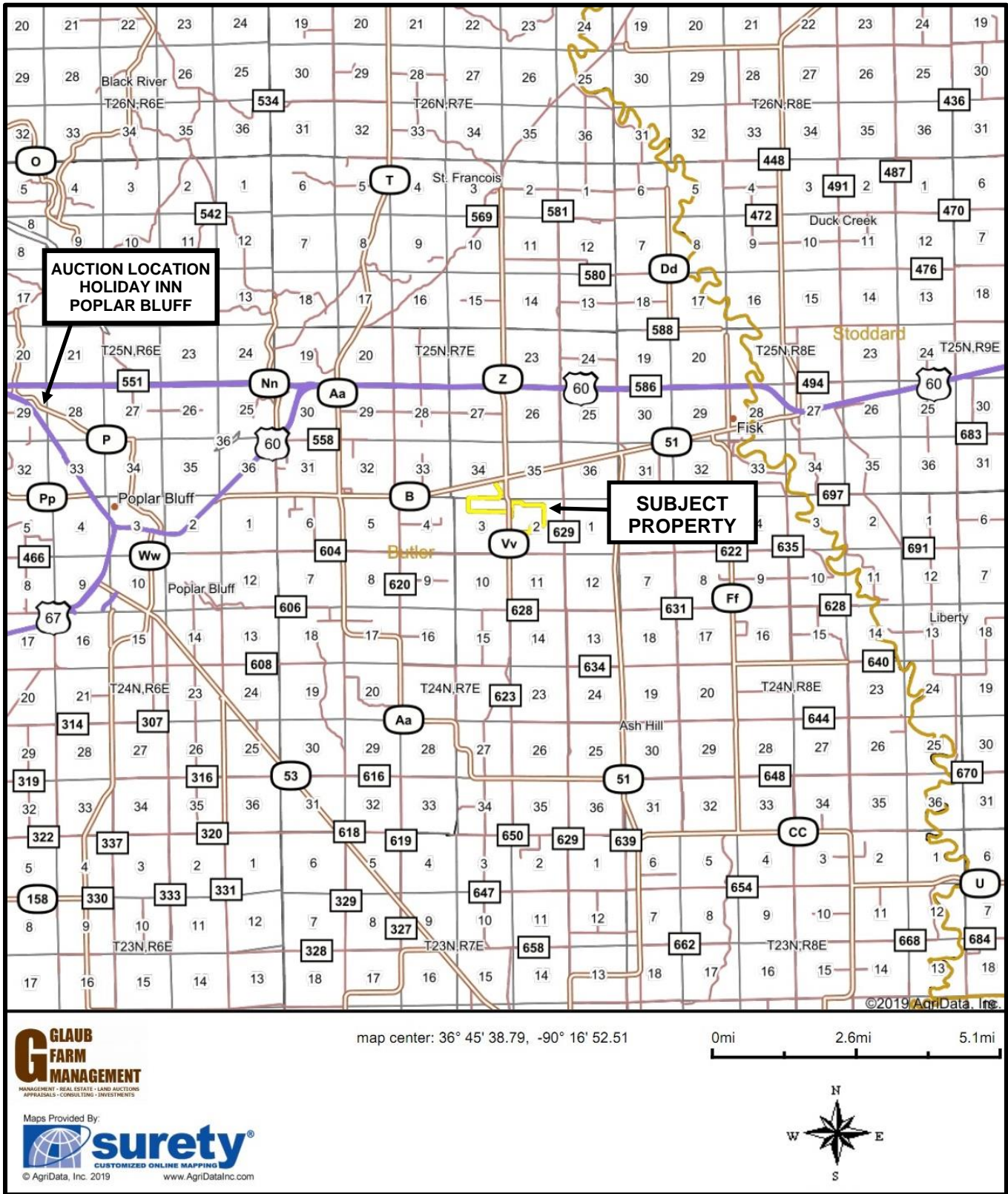
Auction Parcels:

- 1) 136.4+/- FSA Cropland Acres
- 2) 169.3+/- FSA Cropland Acres

REGIONAL MAP



GENERAL LOCATION 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 Wednesday, February 5, 2020. Auction location will be at the Holiday Inn Poplar Bluff. 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. If you are unable to attend the auction and would like 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 final purchase price (which includes the Buyer's Premium) is due the day of the auction with the balance due at closing. The down payment must be in the form of personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, or cash. **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 separate written purchase agreement the day of the auction, immediately following the conclusion of the bidding.

Deed: The Seller(s) will provide a General Warranty Deed or similar deed at closing.

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 down payment.

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

Closing: The closing shall be on or before Friday, March 6, 2020 at Heritage Title in Poplar Bluff. The Seller(s) have the choice to extend this date if necessary.

Possession: Possession will be delivered at closing subject to the rights of current tenant.

Mineral Rights: Any 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 2019 and prior. The Buyer(s) will pay the 2020 real estate and personal property taxes, along with any and all assessments due in calendar year 2020 and thereafter.

Property Inspections: 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) without GFM present.

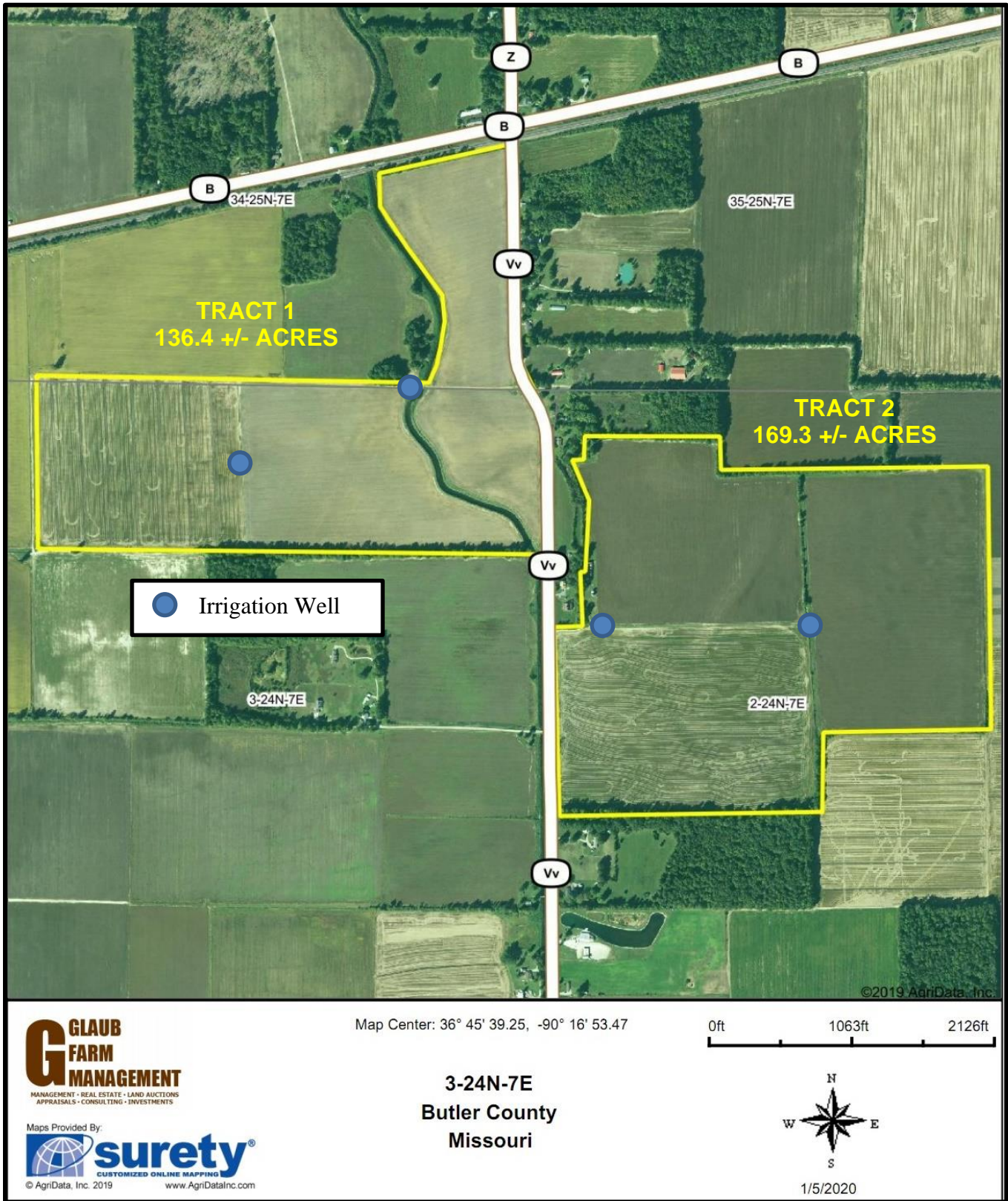
Agency: Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

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.

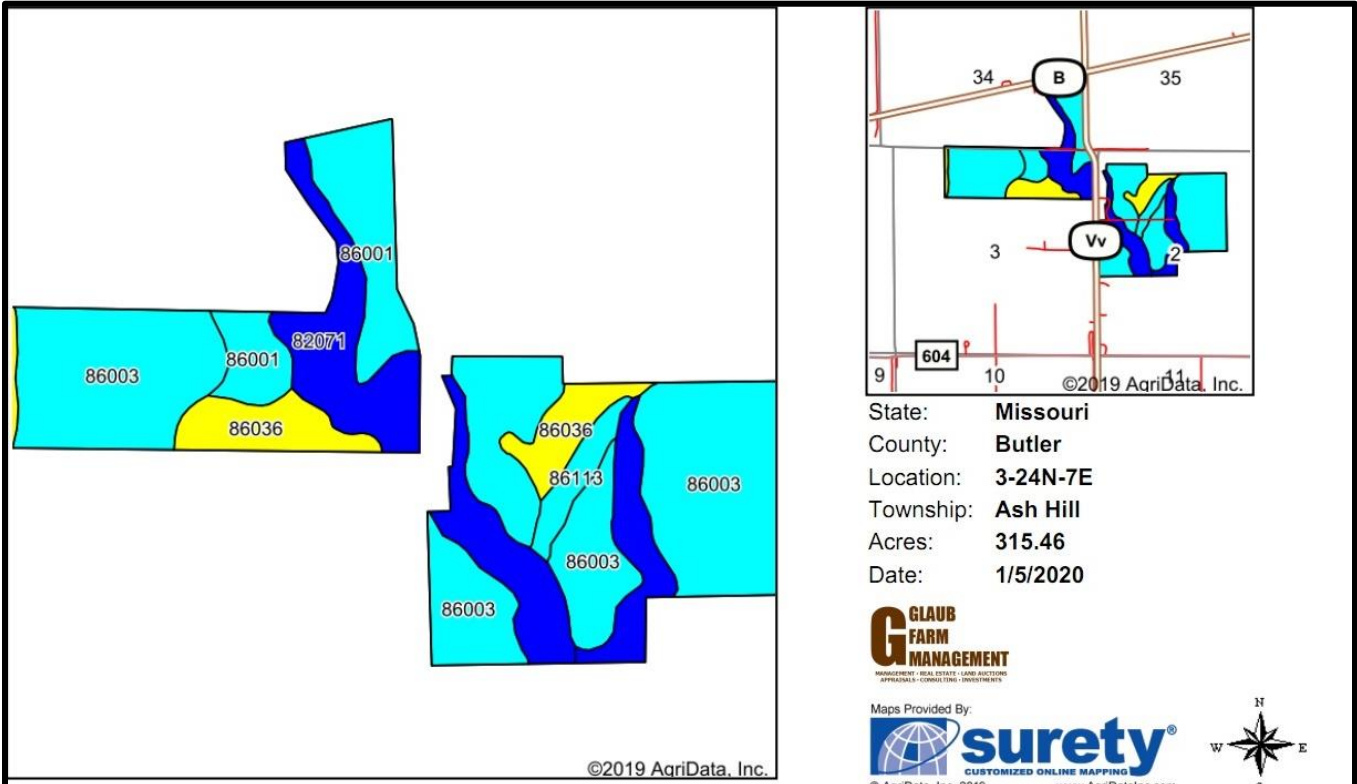
Disclosure: Buyer has been informed that the Property, including without limitation garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property that were constructed prior to 1978, if any, may contain lead-based paint.

Disclaimer: All information contained in this brochure and all related materials are subject to the Terms and Conditions contained in the purchase agreement. No liability for the accuracy, errors or omissions of the information contained in this brochure and all related marketing materials 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) or GFM. Except for any express warranties set forth in the purchase agreement and 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 damages of any kind, including but not limited to nominal, compensatory, general, special or punitive 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.

AERIAL MAP



SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: MO023, Soil Area Version: 21

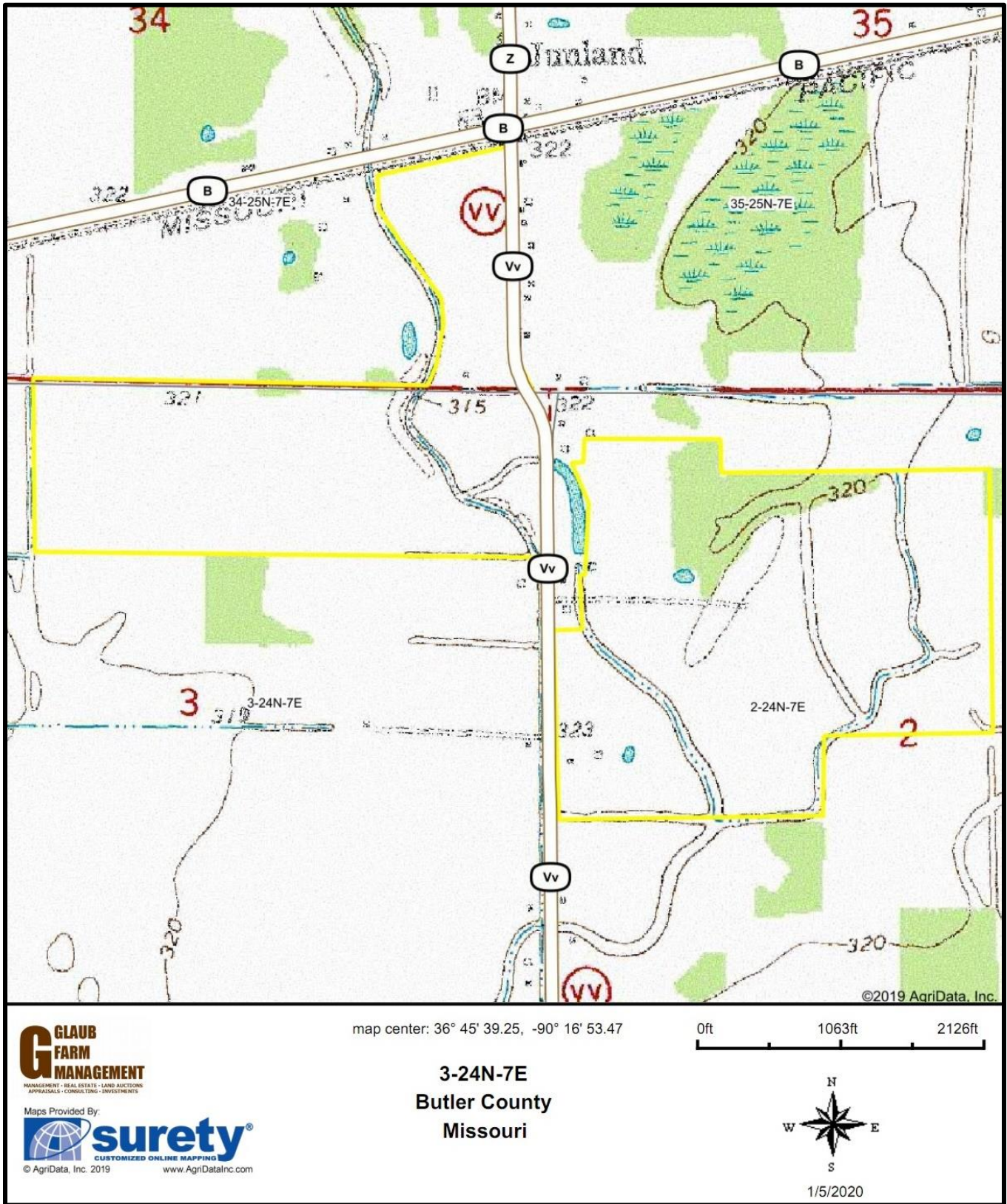
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
86003	Amagon silt loam, 0 to 1 percent slopes, occasionally flooded	168.34	53.4%		IVw	52
82071	Dubbs silt loam, 1 to 5 percent slopes, rarely flooded	53.80	17.1%		IIe	90
86001	Calhoun silt loam, 0 to 1 percent slopes, occasionally flooded	37.81	12.0%		IVw	61
86036	Kobel clay, 0 to 1 percent slopes, occasionally flooded	30.73	9.7%		IIIw	38
86006	Adler silt loam, 0 to 1 percent slopes, occasionally flooded	16.48	5.2%		IIw	69
86113	Wiville fine sand, leveled, 0 to 1 percent slopes, occasionally flooded	8.30	2.6%		IVw	18
Weighted Average						*n 58.2

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPO MAP



FSA MAP



FSA 156-EZ

Missouri

U.S. Department of Agriculture

FARM: 178

Butler

Farm Service Agency

Prepared: 1/2/20 3:23 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2020

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Recon Number

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
323.57	308.15	308.15	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	308.15	29.9	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	NONE	RICE-LGR	CORN , SOYBN	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	150.27	6253	0.0
CORN	41.48	140	0.0
SOYBEANS	142.25	41	0.0
Total Base Acres:	334.0		

Tract Number: 2904 Description M7 & N7 S2/T24N/R7E

FSA Physical Location : Butler, MO

ANSI Physical Location: Butler, MO

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
323.57	308.15	308.15	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	308.15	29.9	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	150.27	6253	0.0
CORN	41.48	140	0.0
SOYBEANS	142.25	41	0.0

