

MULTI-PARCEL FARMLAND AUCTION

**482 +/- Acres in Clay County, Arkansas
& Dunklin County, Missouri**



AUCTION BY

**G GLAUB
FARM
MANAGEMENT**

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

For Additional Information Contact:

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Email: info@glaubfm.com
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Arkansas, and Tennessee

FREY FARMS FARMLAND AUCTION SUMMARY

Property

Overview:

This agricultural investment opportunity is located around Kennett, MO in Dunklin County, MO and eastern Clay County, AR. Groundwater is abundant with static levels approximately 10 feet. The soils and location make this a prime region for row and specialty crops. Soils are primarily sandy loam and are suitable for cotton, corn, soybeans, wheat, sweet corn, watermelons, pumpkins, cantaloupes, potatoes, and other fresh produce.

Frey Farms is one of the largest fresh produce growers and shippers in the USA. Their operation is rapidly expanding and they are seeking to free capital in order to meet business expansion opportunities. If you are a successful bidder, Frey Farms will be extremely interested in leasing this land back in the future as part of their land leasing program. Don't miss this rare opportunity to invest in quality land in the Bootheel of Missouri and East Arkansas.

Acres:

482 +/- Acres

FSA Data:

Farmland Acres – 510.79 acres Cropland Acres – 457.55 acres

Taxes:

Property taxes on average are estimated at \$8.25/acre. MO has personal property taxes on pivots that will add an estimated \$1.50/acre.

Inspections:

Contact Glaub Farm Management.

Auction

Date & Time:

Wednesday, March 04, 2020 @ 10:00AM CST (Registration starts @ 9:00 AM)

Auction Location: American Legion - Kennett

1615 1st St, Kennett, MO 63857

Online Map:

[VIEW ONLINE MAP HERE](#)

Online Video:

[VIEW VIDEO HERE](#)

Documents:

[PLAT MAPS \(PDF\)](#)

[SOILS MAPS \(PDF\)](#)

[TOPOGRAPHIC MAPS \(PDF\)](#)

[FSA MAPS & 156-EZS \(PDF\)](#)

FREY FARMS ACRES AND INFORMATION PER TRACT

TRACT #	AUCTION ACRES	FSA FARM ACRES	FSA CROP ACRES	IRRIGATION DETAILS
1	160	155.12	150.96	7 Tower Valley Pivot, electric motor, and centrifugal well casing for drip irrigation
2	141	153.28	126.28	7 Tower Valley Pivot, electric motor
3	55	69.9	55.74	Submersible Well and centrifugal well casing for drip irrigation
4	41	40.48	40.48	14" Turbine Pump/ 16" Casing
5	35	35.38	34.6	12" Casing with Submersible Pump
6	34	40.43	33.81	5 Tower Electric Pivot
7	16	16.2	15.68	Centrifugal well casing for drip irrigation
TOTAL	482	510.79	457.55	

TRACT 1 is 160+/- acres with 150.96 FSA cropland acres located six miles west of Kennett. Soils are primarily Beulah fine sand loam and Fountain silt loam. The farm had cotton and sweet corn in 2019. The farm is irrigated with a 7-tower Valley pivot, turbine well with a 30hp electric motor. Additionally, there are two 2" centrifugal wells that are used for drip irrigation on fresh produce. The farm has had land leveling to improve drainage and irrigation. The tract also includes a 50'x90' shop building.

TRACT 2 is 141+/- acres with 126.28 FSA cropland acres located 2.6 miles west of Kennett with highway frontage on Hwy 84. The frontage could be developed for commercial purposes. The cropland soils are primarily Beulah, Malden, and Farrenburg fine sandy loams. In 2019, the farm was planted in sweet corn. Currently, part of the farm is planted in wheat which will transfer with the sale. The irrigation equipment includes a 7-tower Valley pivot, turbine pump with a 30hp electric motor.

TRACT 3 is 55+/- acres with 55.74 FSA cropland acres located within the southern city limits of Kennett. This tract of land would be suitable for a housing development. Some of the land has been plotted. This tract of land can be row irrigated from a submersible well. In addition the farm has a centrifugal well casing for drip irrigation. Soils are primarily Dubbs silt loam and Beulah fine sandy loam. In 2019 watermelons were planted. Currently the farm is fully planted in wheat which transfers with the sale.

TRACT 4 is 41+/- acres with 40.48 FSA cropland acres approximately $\frac{3}{4}$ mile north and west of the Kennett city limits. This tract is 100% irrigated and precision leveled. The irrigation well is a turbine with a 14" pump and 40hp gearhead. Soils are a mix of Roellen silty clay, Canalou loamy sand and Malden fine sand. Soybeans were planted in 2019 and is excellent shape to plant this spring.

TRACT 5 is 35+/- acres with 34.6 FSA cropland acres approximately $\frac{3}{4}$ mile north and west of the Kennett city limits. The farm includes a submersible well. Soils are primarily Gideon loam and Dubbs silt loam. The farm is currently planted in wheat and will transfer with the sale.

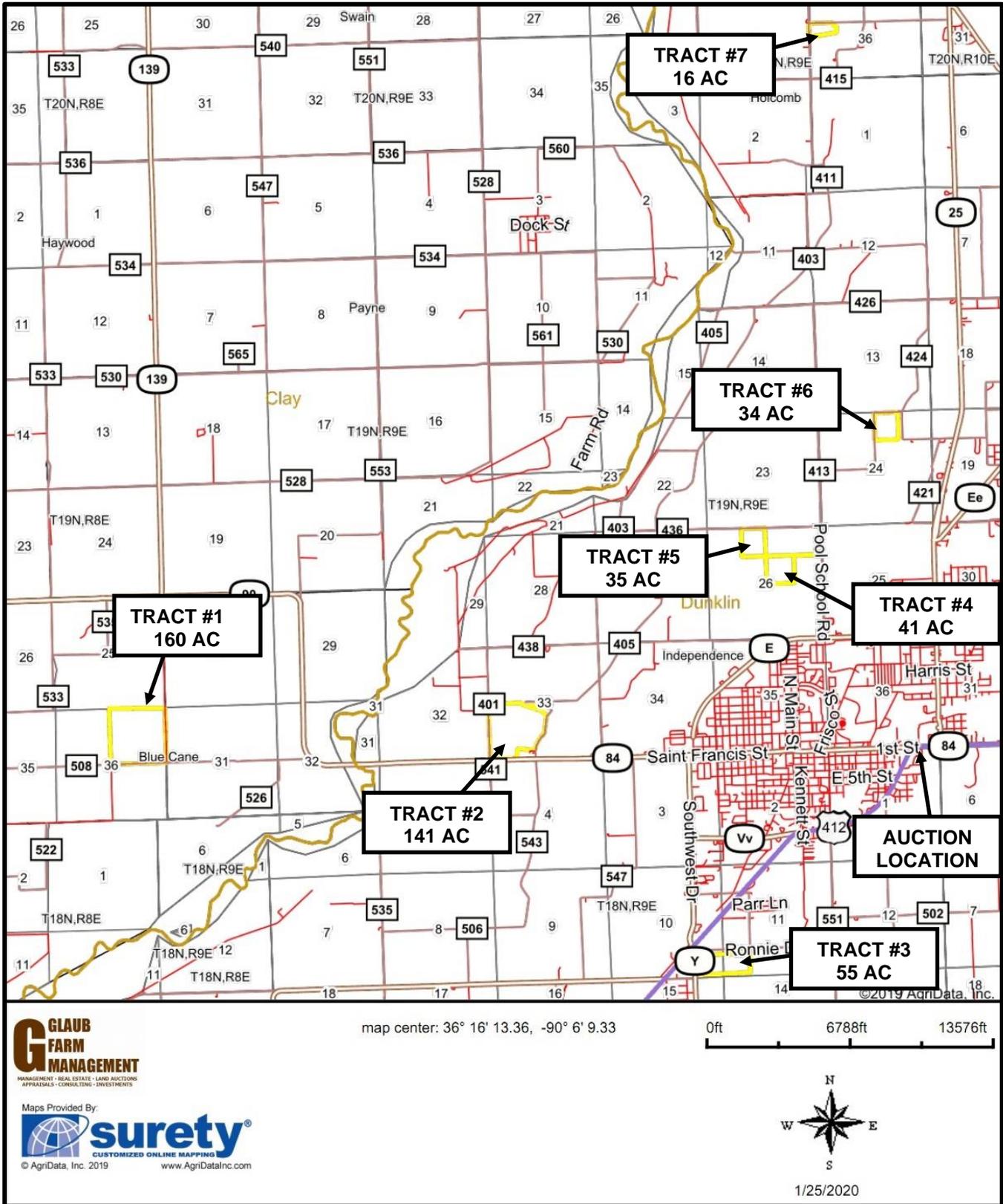
TRACT 6 is 34+/- acres with 33.81 FSA cropland acres approximately $\frac{3}{4}$ miles west of Kennett's northern city limits. The farm includes a 5 tower pivot and submersible well. The soils are primarily Malden fine sand and Dundee silt loam. In 2019, the farm was planted half in sweet corn and half in watermelons.

TRACT 7 is 16+/- acres with 15.68 FSA Cropland acres. The tract includes a centrifugal well casing for drip irrigation. The soils are Farrenburg and Canalou fine sandy loam. The tract is currently planted in wheat and will transfer with the farm sale.

REGIONAL MAP



GENERAL LOCATION MAP



AUCTION TERMS AND CONDITIONS

Method of Sale: Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905, Arkansas Auctioneer License #1266, Missouri Real Estate License # 1999004054 & Missouri Auctioneer License #1266) will offer this property for public auction on Wednesday, March 4, 2020. Auction location will be at the American Legion Kennett. 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 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, April 3, 2020 with Community Title. The Seller(s) have the choice to extend this date if necessary.

Possession: Possession will be delivered at closing.

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.

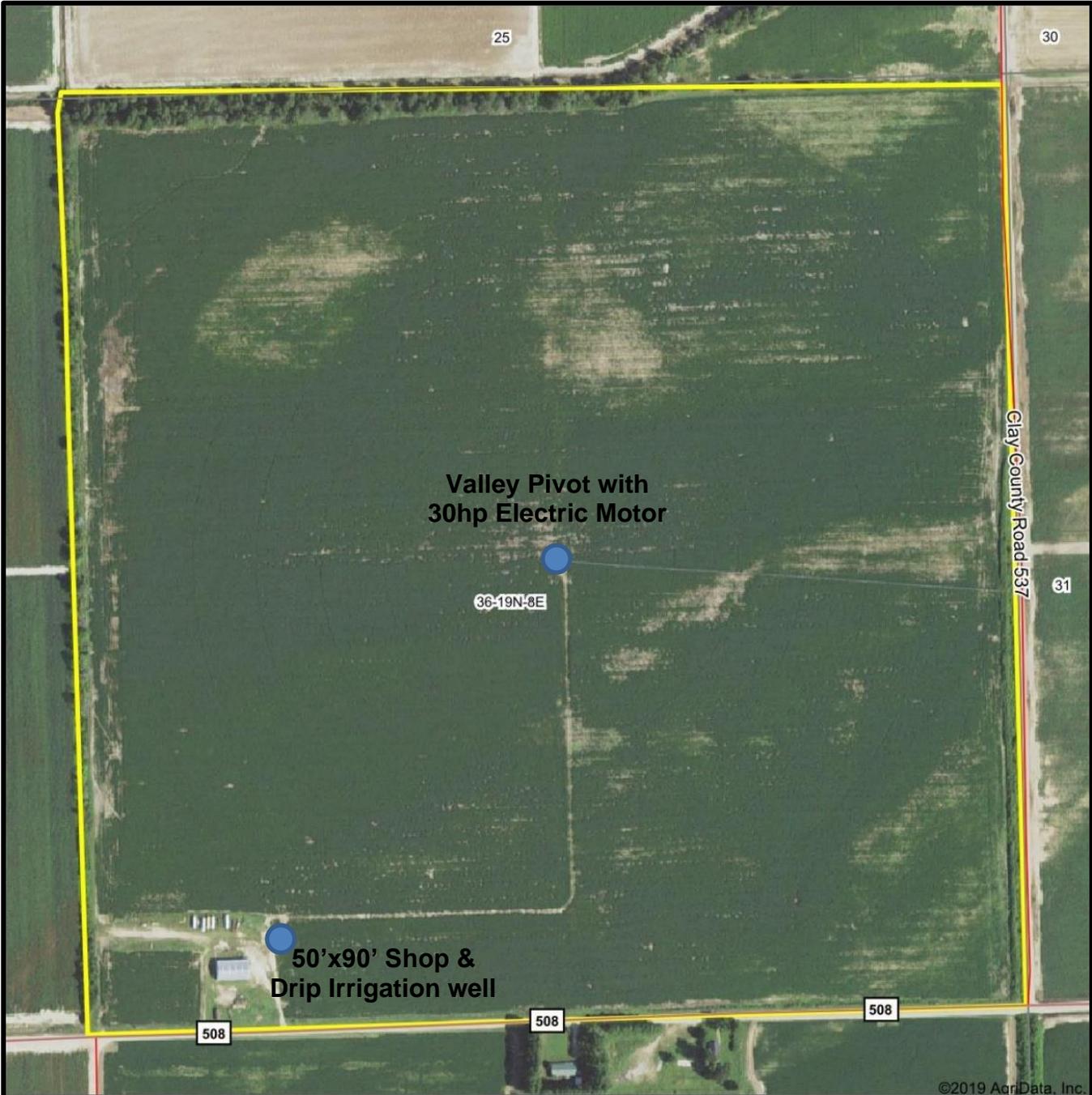
Agency: Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

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.

TRACT #1



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 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 36° 14' 28.15, -90° 9' 44.5

0ft 440ft 879ft

36-19N-8E
Clay County
Arkansas



12/13/2019

TRACT #2



Map Center: 36° 14' 25.19, -90° 6' 4.56



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33-19N-9E
Dunklin County
Missouri



12/13/2019

TRACT #3



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Map Center: 36° 12' 33.52, -90° 4' 9.16

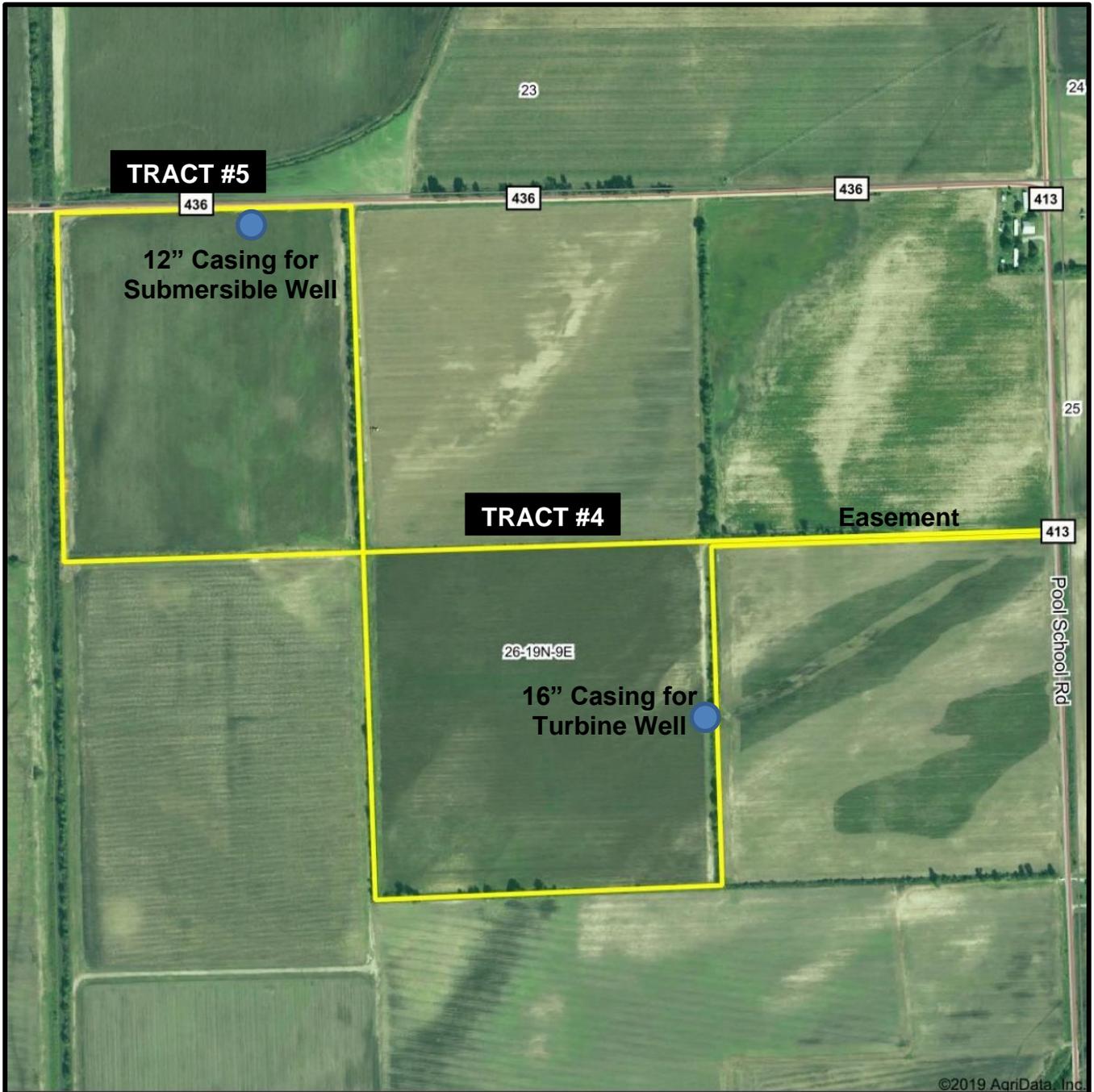
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10-18N-9E
Dunklin County
Missouri



1/25/2020

TRACTS #4 & #5



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Map Center: 36° 15' 43.75, -90° 3' 28.26

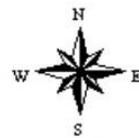
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26-19N-9E
Dunklin County
Missouri



12/13/2019

TRACT #6



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Map Center: 36° 16' 43.18, -90° 2' 24.57



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24-19N-9E
Dunklin County
Missouri



12/13/2019

TRACT #7



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Map Center: 36° 19' 50.27, -90° 2' 54.56



36-20N-9E
Dunklin County
Missouri



1/25/2020

FARM PICTURES



