

Land Auction

ACREAGE:

325.49 Acres, m/l
In 3 parcels
Saline County, MO

DATE:

Tuesday
January 24, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

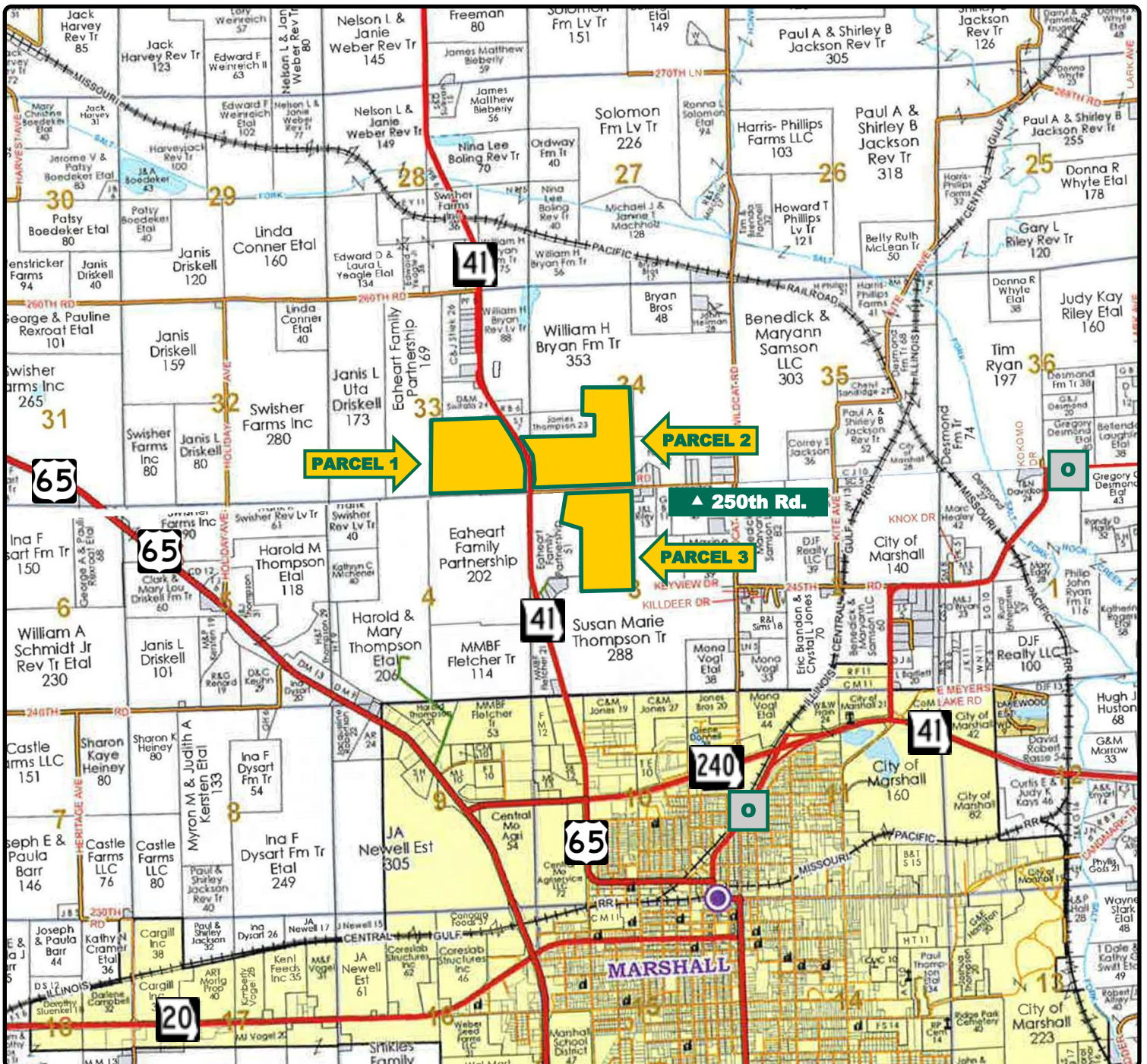


Property Key Features

- 1 Mile North of Marshall, MO Along Hwy 41
- High Percentage of Tillable Land
- Virtual-Online Only - bid.hertz.ag

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Licensed Broker in IA, MO & NE
515-370-3446
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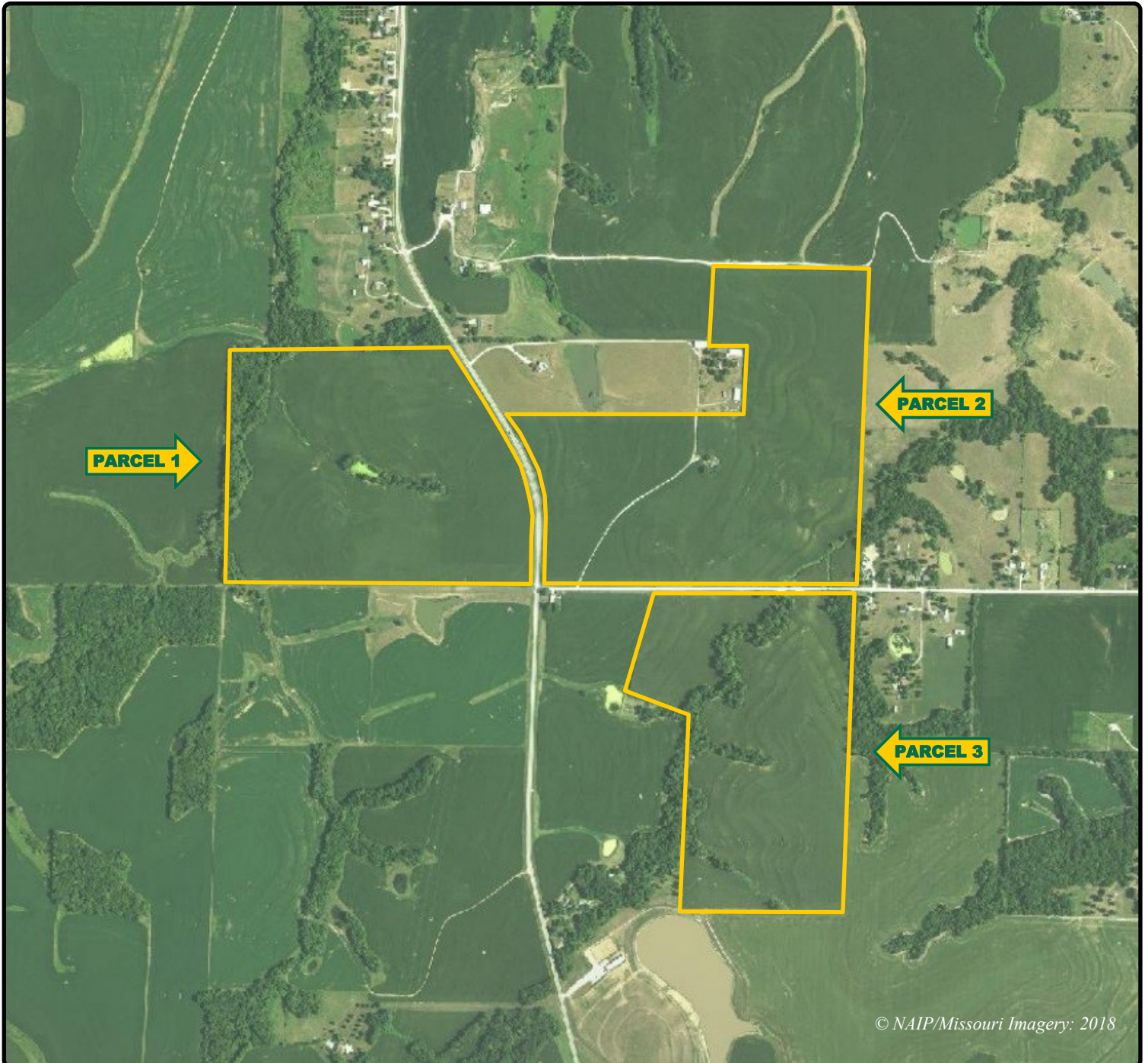
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Map reproduced with permission of Mapping Solutions.

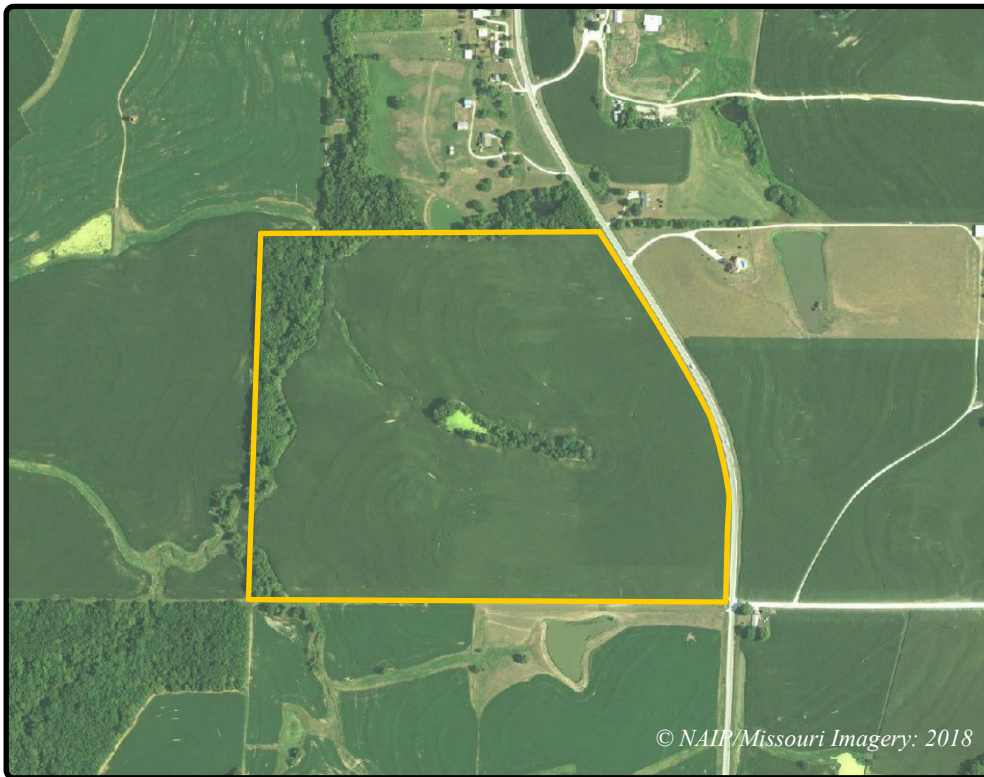
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Parcel 1

FSA/Eff. Crop Acres:	93.68
Corn Base Acres:	44.19
Bean Base Acres:	44.10
Soil Productivity:	82.80 NCCPI

Parcel 1 Property Information 108.00 Acres, m/l

Location

Located 1 mile north of Marshall on Hwy 41. The property is on the west side of the road.

Legal Description

S part of SE¼ lying west of Hwy 41, Section 33, Township 51 North, Range 21 West of the 5th P.M., Saline Co., MO. (Marshall Twp.) Exact legal description to be determined by title company.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

2022 Taxes Payable: \$148.08
Net Taxable Acres: 108.00
Tax per Net Taxable Acre: \$1.37
Tax Parcel ID#: 20-12-80-33-00-000-005.001

FSA Data

Part of Farm Number 1666, Tract 1388
FSA/Eff. Crop Acres: 93.68
Corn Base Acres: 44.19
Corn PLC Yield: 177 Bu.
Bean Base Acres: 44.10
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Sibley, Weller, and Arispe. NCCPI on the FSA/Eff. crop acres is 82.80. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Sloping to moderately sloping.

Drainage

Natural with terraces and tile. No maps available, contact agent for details.

Buildings/Improvements

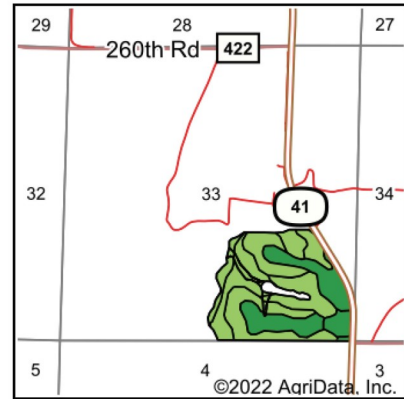
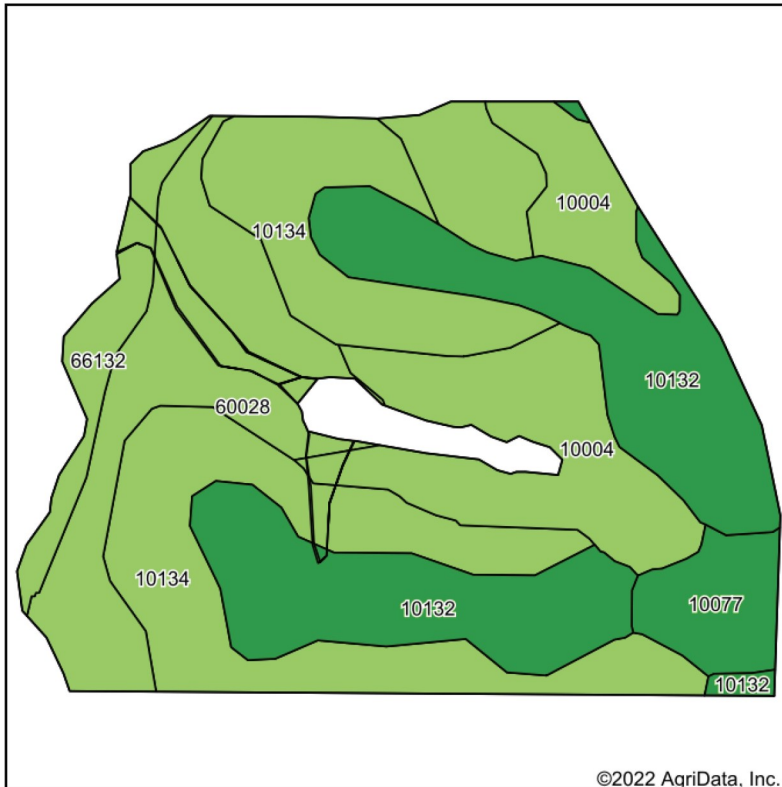
None.

Water & Well Information

There is a 0.65-acre pond on this parcel.

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State: **Missouri**
 County: **Saline**
 Location: **33-51N-21W**
 Township: **Marshall**
 Acres: **93.68**
 Date: **12/14/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MO195, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
10134	Sibley silt loam, 5 to 9 percent slopes, eroded	25.96	27.7%		IIIe	86
10132	Sibley silt loam, 2 to 5 percent slopes	24.56	26.2%		IIe	91
60028	Weller silt loam, 5 to 9 percent slopes, eroded	18.17	19.4%		IIIe	74
10004	Arispe silt loam, 5 to 9 percent slopes, eroded	16.25	17.3%		IIIe	80
10077	Macksburg silt loam, 0 to 5 percent slopes	4.40	4.7%		IIe	78
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	4.34	4.6%		IIIw	70
Weighted Average					2.69	*n 82.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

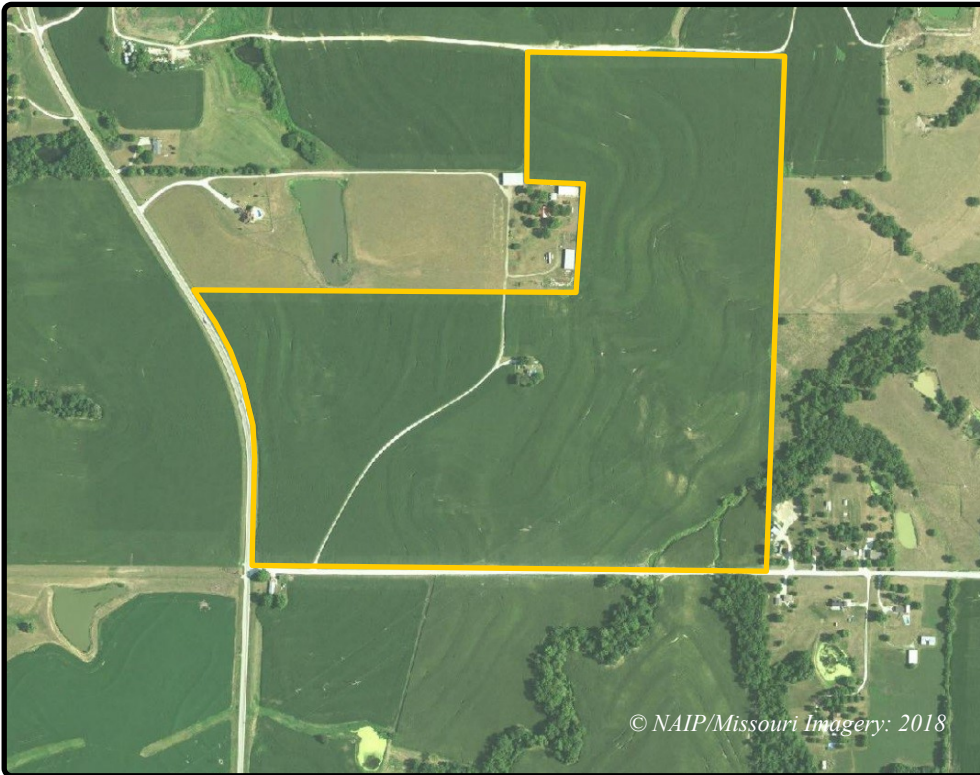
Soils data provided by USDA and NRCS.

Comments

A nice farm located along a paved road with close proximity to grain markets. Farm offers timber and a pond. Great location for a possible rural acreage site. Farm has been no-tilled for over 10 years.

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Parcel 2

FSA/Eff. Crop Acres:	120.15
Corn Base Acres:	56.67
Bean Base Acres:	56.56
Soil Productivity:	82.80 NCCPI

Parcel 2 Property Information 124.00 Acres, m/l

Location

Located 1 mile north of Marshall on Hwy 41. The property is on the east side of Hwy 41 and north of 250th Rd.

Legal Description

E ½ SW¼ SW¼, except acreage, SW¼ and S ½ NW¼ SW¼ in Section 34 and 2 acres in NE¼ SE¼ lying east of Hwy 41 Section 33, all in Township 51 North, Range 21 West of the 5th P.M., Saline Co., MO. (Marshall Twp.) Exact legal description to be determined by title company.

Real Estate Tax

2022 Taxes Payable : \$691.66
Net Taxable Acres: 124.00
Tax per Net Taxable Acre: \$5.58
Tax Parcel ID#: 20-12-80-34-00-000-003.000

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 1666, Tract 1388
FSA/Eff. Crop Acres: 120.15
Corn Base Acres: 56.67
Corn PLC Yield: 177 Bu.
Bean Base Acres: 56.56
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Sibley, Arispe, and Weller. NCCPI on the FSA/Eff. crop acres is 82.80. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling to moderately sloping.

Drainage

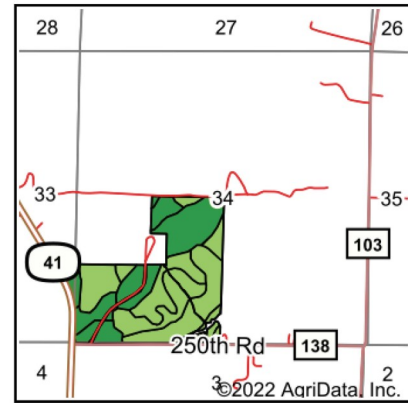
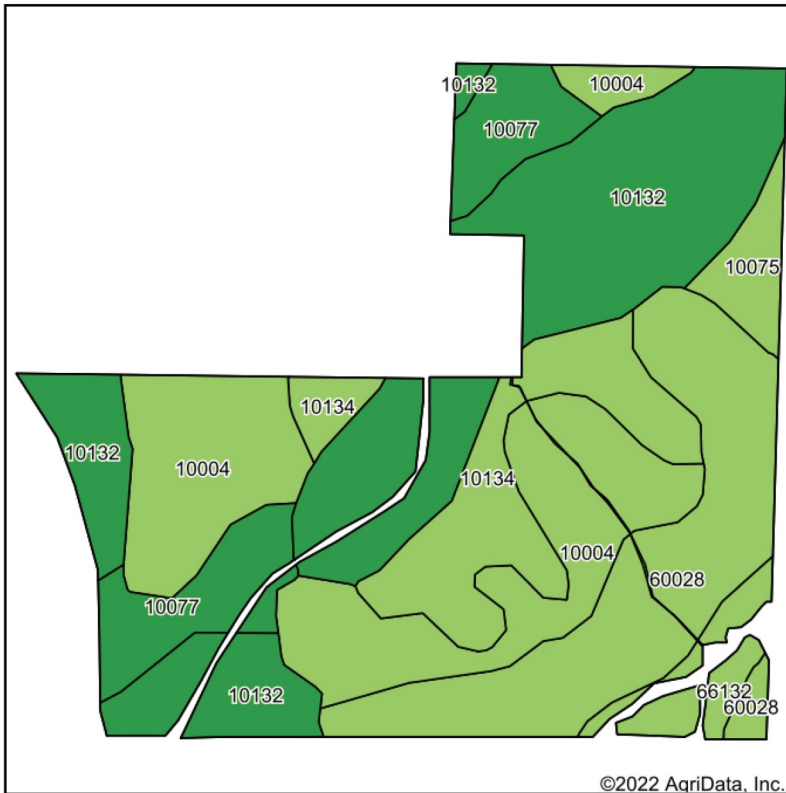
Natural with terraces and tile. No maps available, contact agent for details.

Buildings/Improvements

None.

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State: **Missouri**
 County: **Saline**
 Location: **34-51N-21W**
 Township: **Marshall**
 Acres: **120.15**
 Date: **12/14/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO195, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
10132	Sibley silt loam, 2 to 5 percent slopes	37.74	31.5%		Ile	91
10004	Arispe silt loam, 5 to 9 percent slopes, eroded	28.45	23.7%		IIle	80
60028	Weller silt loam, 5 to 9 percent slopes, eroded	22.30	18.6%		IIIe	74
10134	Sibley silt loam, 5 to 9 percent slopes, eroded	14.16	11.8%		IIIe	86
10077	Macksburg silt loam, 0 to 5 percent slopes	10.48	8.7%		Ile	78
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	3.71	3.1%		IIIw	70
10075	Leslie silt loam, 2 to 5 percent slopes	3.31	2.8%		IIIe	89
Weighted Average					2.60	*n 82.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Water & Well Information

None.

Easements

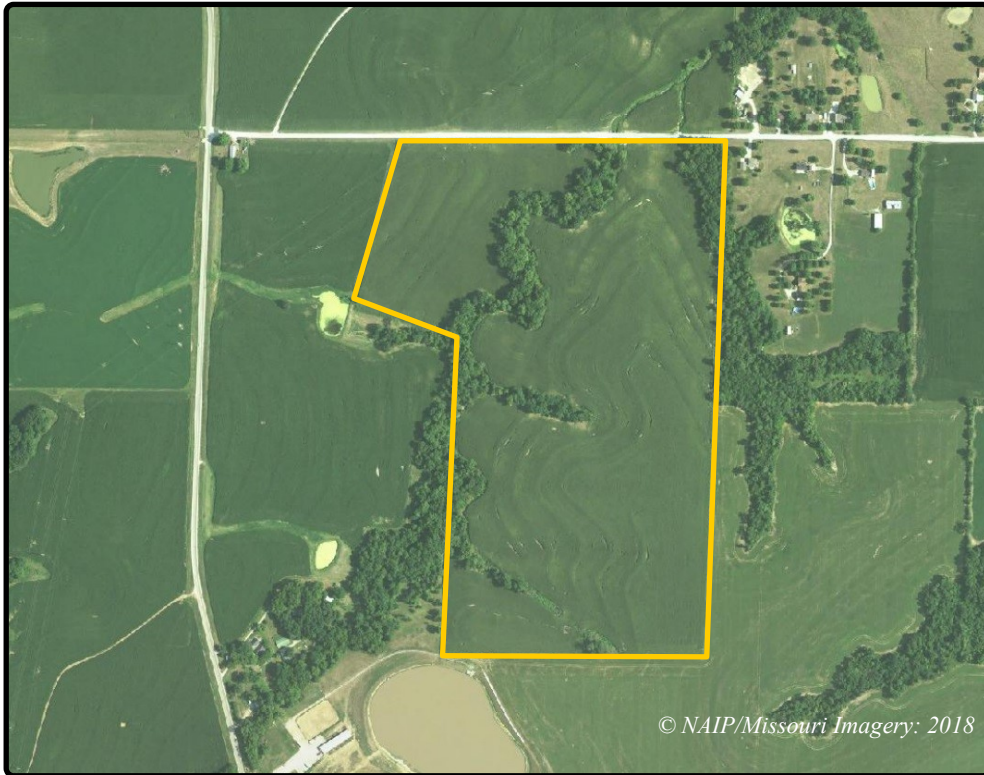
The farm contains utility easements for telephone lines and pipeline. There is an ingress/egress easement through the farm for the adjoining acreage. Contact agent for details.

Comments

High percentage of crop acres. Farm has been no-tilled for over 10 years.

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Parcel 3

FSA/Eff. Crop Acres:	77.09
Corn Base Acres:	36.36
Bean Base Acres:	36.29
Soil Productivity:	75.50 NCCPI

Parcel 3 Property Information 93.49 Acres, m/l

Location

From Marshall: Go 1 mile north on Hwy 41, then head east ¼ mile on 250th Rd. The farm is located on the south side of the road.

Legal Description

E ½ NW ¼ and tract beginning NE corner W ½ NW ¼, all in section 3, Township 50 North, Range 21 West of the 5th P.M., Saline Co., MO. (Marshall Twp.) Exact legal description to be determined by title company.

Real Estate Tax

2022 Taxes Payable: \$152.61
Net Taxable Acres: 93.49
Tax per Net Taxable Acre: \$1.63
Tax Parcel ID#: 20-17-20-03-00-000-003.00

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 1666, Tract 1388
FSA/Eff. Crop Acres: 77.09
Corn Base Acres: 36.36
Corn PLC Yield: 177 Bu.
Bean Base Acres: 36.29
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Weller and Winfield. NCCPI on the FSA/Eff. crop acres is 75.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Moderately sloping to severely sloping.

Drainage

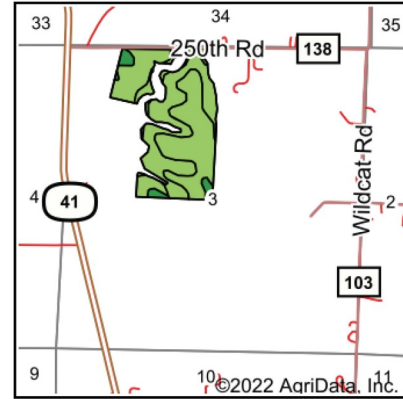
Natural with terraces and tile. No maps available, contact agent for details.

Buildings/Improvements

None.

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State: **Missouri**
 County: **Saline**
 Location: **3-50N-21W**
 Township: **Marshall**
 Acres: **77.09**
 Date: **12/14/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO195, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
60028	Weller silt loam, 5 to 9 percent slopes, eroded	38.88	50.4%		IIIe	74
60053	Winfield silt loam, 3 to 9 percent slopes, eroded	27.33	35.5%		IIIe	75
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	3.91	5.1%		IIIw	70
10132	Sibley silt loam, 2 to 5 percent slopes	3.82	5.0%		IIe	91
10134	Sibley silt loam, 5 to 9 percent slopes, eroded	3.15	4.1%		IIIe	86
Weighted Average					2.95	*n 75.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Water & Well Information

None.

Comments

Good tillable farm with great views. Farm has been no-tilled for over 10 years.

Easement

The northwest part of the farm contains utility easements for telephone lines and pipeline. Contact agent for details.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Parcel 1 - Northwest looking Southeast



Parcel 1 - Northeast looking Southwest



Parcel 1 - Southwest looking Northeast



Parcel 1 - Southeast looking Northwest



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Parcel 2 - Southeast looking Northwest



Parcel 2 - West looking East



Parcel 2 - Southwest looking Northeast



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Parcel 3 - Northwest looking Southeast



Parcel 3 - Northeast looking Southwest



Parcel 3 - Southwest looking Northeast



Parcel 3 - South looking North



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Date: **Tues., January 24, 2023**

Time: **10:00 a.m.**

Site: **Virtual Live Auction
Online Only
bid.hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use “www.” when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Kyle Hansen at 515-370-3446 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Uphome Farms, Inc

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Auctioneer

Kyle Hansen, ALC

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 2, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to March 2, 2023.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner’s title insurance policy in the amount of the contract price. Closing will be conducted by Truman Title, Inc in Marshall, MO. If there are any escrow closing service fees, they will be shared equally by the Seller and Buyer.

Make the Most of Your Farmland Investment

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- Professional Farm Management
- Certified Farm Appraisals

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