

391± ACRES • 7 TRACTS (Subject to Survey)
RANCH STYLE HOME LOCATED IN PERRY, MO – TRACT 8
RALLS & MONROE COUNTY, MISSOURI
LAND AUCTION



LARGE ANTIQUE &
COLLECTIBLE AUCTION
**SATURDAY,
SEPTEMBER 16
@ 9:00 A.M.**
DETAILS INSIDE!

**THURSDAY,
SEPTEMBER 28, 2023
@ 10:00 A.M.**
VIRTUAL ONLINE
OPEN HOUSE INFORMATION
DETAILS INSIDE! →

**SHARON
UTTERBACK
REVOCABLE
TRUST**
PAUL MITCHELL YOUNG – TRUSTEE

REPRESENTING ATTORNEY:
Mark S. Wasinger | Wasinger Parham, L.C.
2801 St. Marys | Hannibal, MO 63401
(573) 221-3225

TITLE WORK BY:
Accurate Land Title Co.
218 Broadway | Hannibal, MO 63401
(573) 221-1002



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AUCTION REPRESENTATIVES: Jim Huff (319) 931-9292 & John Probasco (641) 856-7355

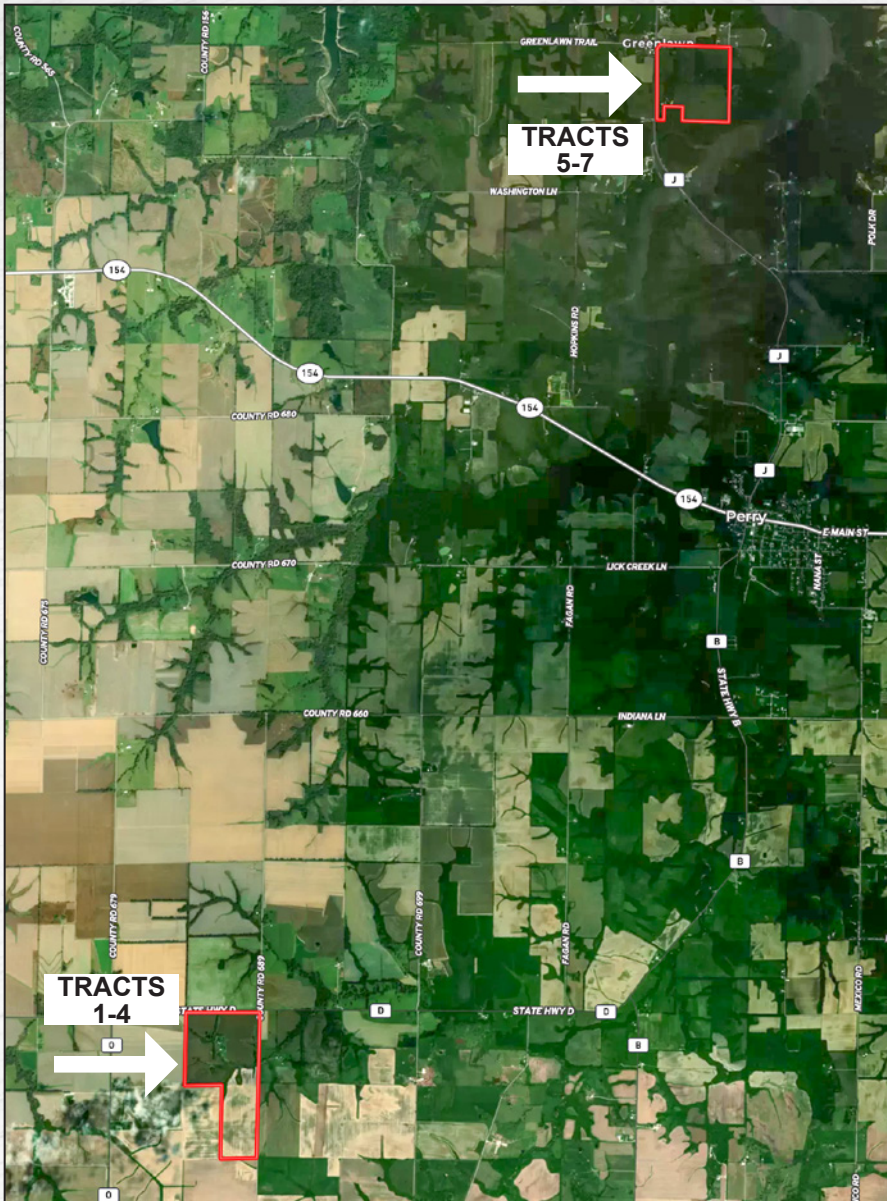


JIM
HUFF



JOHN
PROBASCO

ONLINE BIDDING
PROVIDED BY: **proxibid**



TRACT INFORMATION

TRACT 1 • 93 ACRES± (Subject to Survey)

- Tract offers highly productive tillable cropland
- FSA information indicates approximately 87.13 cropland acres
- Soil types include productive Putnam, Mexico & Leonard soils
- Access from the east by Monroe County Rd 689

TRACT 2 • 59 ACRES± (Subject to Survey)

- Tract offers highly tillable productive cropland with blacktop frontage
- FSA information indicates approximately 53.21 cropland acres
- Soil types include productive Putnam, Mexico & Leonard soils
- Access from the north by Hwy D, or from the east by Monroe County Rd 689

TRACT 3 • 73 ACRES± (Subject to Survey)

- Tract offers highly productive tillable cropland with blacktop frontage
- FSA information indicates approximately 60.36 cropland acres
- Soil types include productive Mexico, Putnam & Leonard soils
- Access from the north by Hwy D

TRACT 4 • 12 ACRES± (Subject to Survey)

- Tract offers a picturesque rural home setting with a 1,983 sq ft 2-story farmhouse built in 1880, several usable older outbuildings and livestock barns
- Tract is further improved with an impressive hedge-row lined canopied private driveway
- Tract offers ideal rural building site with blacktop frontage
- Access from the north by Hwy D

TRACT 5 • 42 ACRES± (Subject to Survey)

- Tract offers highly-sought after Hwy J frontage just minutes from Mark Twain Lake and is a well-maintained pasture tract with recreational opportunities
- FSA information indicates approximately 33.43 cropland acres currently in pasture
- Soil types include Leonard, Mexico, Gosport & Armstrong
- Access from the west by Hwy J, or from the north by Monroe Trl

TRACT 6 • 38 ACRES± (Subject to Survey)

- Tract offers well-maintained pastureland with recreational opportunities & several potential building sites near Mark Twain Lake
- FSA information indicates approximately 22.75 cropland acres currently in pasture
- Soil types include Gosport, Armstrong, Mexico & Goss
- Access from the north by Monroe Trl

TRACT 7 • 74 ACRES± (Subject to Survey)

- Tract offers highly sought-after Hwy J frontage and is a well-maintained pasture tract with recreational opportunities close to Mark Twain Lake
- FSA information indicates approximately 67.6 cropland acres currently in pasture
- Soil types include Gosport, Leonard, Armstrong, Calwoods, Goss & Mexico
- Access from the west by Hwy J

LOCATION

Tracts 1-4 are located approximately 6 miles southwest of Perry, MO, or approximately 4.7 miles east of Santa Fe, MO on blacktop Hwy D in Section 13 T53N, R8W South Fork Township, Monroe County, MO.

From Perry, take Hwy B south approximately 3.4 miles, then stay west onto Hwy D, tracts approximately 2.6 miles ahead on south side of the road.

From Santa Fe, take Hwy D east approximately 4.7 miles, tracts ahead on south side of road.

Tracts 5-7 are located approximately 3 miles north of Perry, MO in Section 9 T54N R7W in Salt River Township, Ralls County, MO.

From Perry, take Hwy B north approximately 3 miles, tracts ahead on east side of the road. Turn east onto Monroe Trail for approximately 0.3 miles for access to Tract 7.





Don't miss this unprecedented land opportunity near Mark Twain Lake!

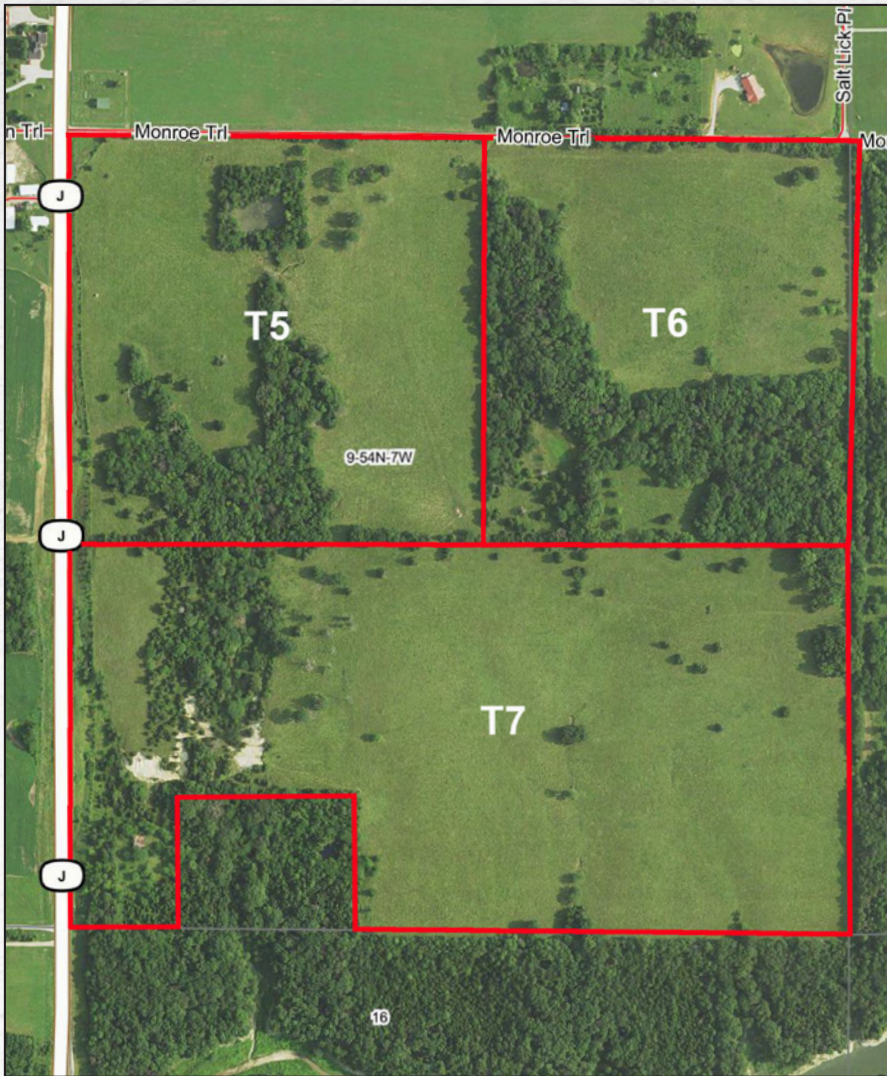
Tracts here do not come along often, multiple tracts border Hwy J offering income, building sites & recreational opportunities near the lake.

This sale also includes highly productive tillable cropland, a unique older homestead and very well-cared for brick ranch home in Perry, MO.



Don't miss the "LIVE" Sharon Utterback Trust Personal Property Auction offering a great selection of antiques & collectibles on Saturday, September 16 @ 9:00 A.M.

More information go to: www.websterauctioneers.com



METHOD

Acres in this advertisement are estimated. A survey is in progress and will be completed prior to the sale. Tracts 1-7 will be sold on a price per acre basis, based on the completed survey acres. The tracts will sell in three separate lots. First, Tracts 1-4 will be sold via the marketing method of 'Buyers Choice', whereas the high bidder can purchase (in any order) any of tracts 1-4. Buyer's Choice auctioning will continue until all of tracts 1-4 have been elected. Next, Tracts 5-7 will sell via the same method, and auctioning will continue until all of tracts 5-7 have been elected. Last, Tract 8 (house tract in Perry), will sell based on a lump sum total dollar amount. The tracts will not be offered in their entirety at the end of the auction.

Bidding is NOT subject to financing, appraisal or inspection.

TERMS

Immediately following the auction, the winning bidder(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment to Accurate Land Title Company, which will hold the money in escrow until closing. Said signing of the real estate sales contracts will be done via DocuSign or via email.

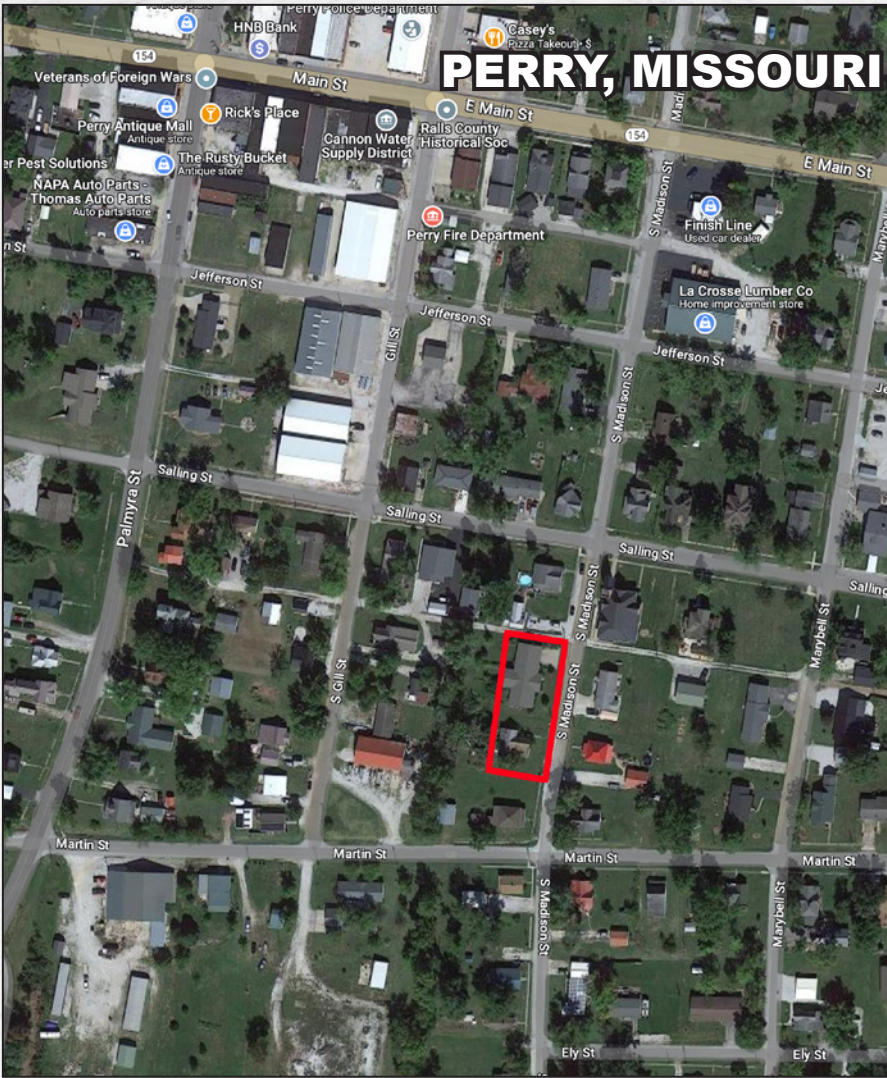
The balance of the purchase price will be due at closing which will take place on or before October 30, 2023 at Accurate Land Title Company. Possession will be given at the time of closing subject to the removal of the 2023 crop and the current cash rent & pasture rent leases. Farm sells free & clear for the 2024 crop year.

The 2023 real estate taxes will be paid by the seller. The 2024 & all subsequent years' real estate taxes will be the responsibility of the buyer(s). Title insurance in the full amount of the purchase price will be provided by the seller. Title company closing costs will be split between the buyer & seller.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Merit Auctions pertaining to this property. Real estate is being sold "AS IS".

- ▶ **HIGHLY TILLABLE PRODUCTIVE CROPLAND!**
- ▶ **RECREATIONAL OPPORTUNITY NEAR MARK TWAIN LAKE!**
- ▶ **PRIME NORTHERN MISSOURI WHITETAIL DEER & WILD TURKEY HABITAT!**





LOCATION

Tract 8 is located at 304 S. Madison St., Perry MO 63462. From E Main St in Perry, turn south onto Madison St, home is located 3 blocks ahead on the west side of the street.

TRACT INFORMATION

TRACT 8

304 S. MADISON STREET • PERRY, MO 63462

- Tract includes a very well-maintained 3-bed, 2.5-bath, 2,441 sq ft brick ranch home with a full basement & attached 2-car garage
- Home features an open floor plan, big rooms, spacious kitchen & nice sunroom
- Tract sells with an oversized lot and includes the lot next door, with an older home scheduled to be demolished and removed by the city
- Access from the east by Madison St

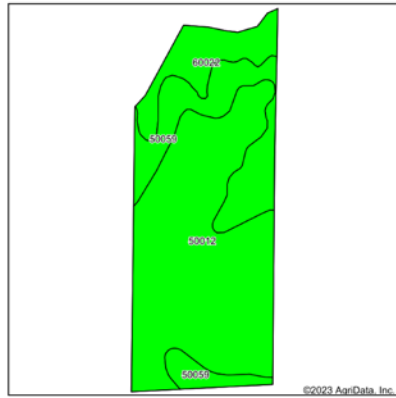
Open HOUSE

**FRIDAY,
SEPTEMBER 15, 2023
3:30 - 5:00 PM**

**304 S. MADISON ST.
PERRY, MO 63462**



TRACT 1 SOILS



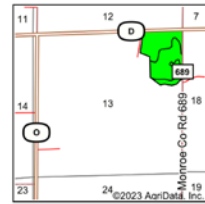
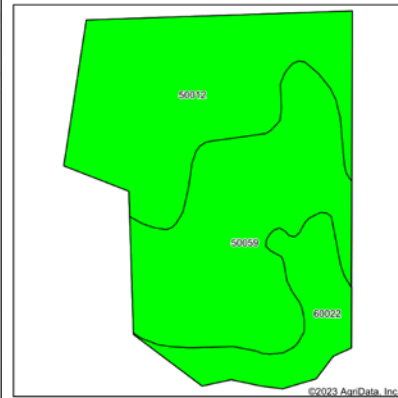
State: Missouri
County: Monroe
Location: 13-53N-8W
Township: South Fork



Soils data provided by USDA and NRCS.

Area Symbol: MO137, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	% NCCPI Corn	% NCCPI Soybeans
50012	Putnam silt loam, 0 to 1 percent slopes	60.54	64.3%		illw	63	52
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	22.39	23.8%		illc	71	53
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	11.21	11.9%		illc	61	51
				Weighted Average		3.00	% 66.1

TRACT 2 SOILS



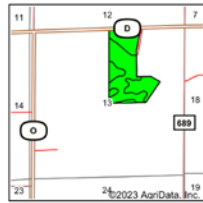
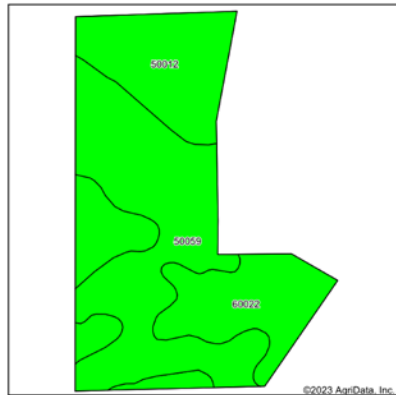
State: Missouri
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Area Symbol: MO137, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	% NCCPI Corn	% NCCPI Soybeans
50012	Putnam silt loam, 0 to 1 percent slopes	24.72	43.1%		illw	63	52
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	24.51	42.7%		illc	71	53
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	8.17	14.2%		illc	61	51
				Weighted Average		3.00	% 66.1

TRACT 3 SOILS



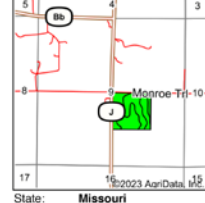
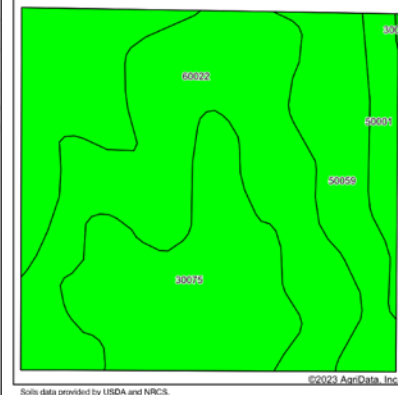
State: Missouri
County: Monroe
Location: 13-53N-8W
Township: South Fork



Soils data provided by USDA and NRCS.

Area Symbol: MO137, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	% NCCPI Corn	% NCCPI Soybeans
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	34.00	47.6%		illc	71	53
50012	Putnam silt loam, 0 to 1 percent slopes	23.75	33.2%		illw	63	52
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	13.69	19.2%		illc	61	51
				Weighted Average		3.00	% 66.4

TRACT 5 SOILS



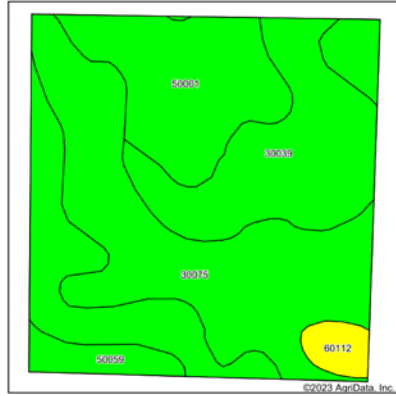
State: Missouri
County: Ralls
Location: 9-54N-7W
Township: Salt River



Soils data provided by USDA and NRCS.

Area Symbol: MO173, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	% NCCPI Corn	% NCCPI Soybeans
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	16.60	39.6%		illc	61	51
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	12.34	28.6%		illc	71	53
30075	Gosport silty clay loam, 9 to 14 percent slopes	10.65	25.5%		I/vs	32	29
50001	Armstrong loam, 5 to 9 percent slopes, eroded	2.15	5.2%		I/vs	66	49
				Weighted Average		3.31	% 56.8

TRACT 6 SOILS



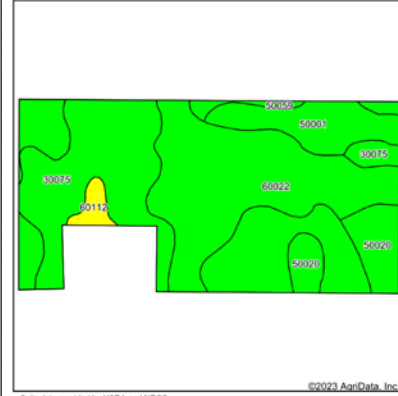
State: Missouri
County: Ralls
Location: 9-54N-7W
Township: Salt River



Soils data provided by USDA and NRCS.

Area Symbol: MO173, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	% NCCPI Corn	% NCCPI Soybeans
30075	Gosport silty clay loam, 9 to 14 percent slopes	14.55	38.1%		I/vs	32	29
50001	Armstrong loam, 5 to 9 percent slopes, eroded	12.71	33.3%		I/vs	66	49
30059	Armstrong loam, 9 to 14 percent slopes, eroded	8.49	22.2%		I/vs	64	46
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	1.47	3.6%		illc	71	53
60112	Gosa very gravelly silt loam, 14 to 45 percent slopes	0.96	2.6%		vlts	14	6
				Weighted Average		4.04	% 61.5

TRACT 7 SOILS



State: Missouri
County: Ralls
Location: 9-54N-7W
Township: Salt River



Soils data provided by USDA and NRCS.

Area Symbol: MO173, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	% NCCPI Corn	% NCCPI Soybeans
30075	Gosport silty clay loam, 9 to 14 percent slopes	29.08	40.4%		I/vs	32	29
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	27.65	38.7%		illc	61	51
50001	Armstrong loam, 5 to 9 percent slopes, eroded	6.52	9.6%		I/vs	66	49
50020	Calwoods silt loam, 2 to 5 percent slopes	5.91	8.2%		illc	66	47
60112	Gosa very gravelly silt loam, 14 to 45 percent slopes	1.29	1.8%		vlts	14	6
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	0.88	1.2%		illc	71	53
				Weighted Average		3.49	% 49.4

LIVE ONSITE – LARGE ANTIQUE & COLLECTIBLE AUCTION
LOCATED AT 304 S. MADISON STREET | PERRY, MISSOURI
SATURDAY, SEPTEMBER 16 @ 9:00 A.M.



Several brown crocks; vintage ringer washer; vintage cream cans; lard press; 6 gallon blue band crock; several pieces of granite ware; cedar chest; large selection of Mason jars; vintage hats; vintage toys; doll houses; doctor office canisters; Hoosier cabinets; antique corn sheller; old horse collars; antique sewing machines; primitive wooden cabinets; antique school desk; antique bime wood stove manufacturers Quincy, IL Stove Co.; antique buffet; railroad lanterns; antique plant stand; antique childs rocking horse; antique buggy seat; pie safe; Ladin lamps; antique Coleman lamps; antique wash stand; antique dresser; antique gentlemen's bench; mantle clocks; hurricane lamps; antique Grandfather clock; antique jelly cabinet; jelly ware; vintage Pyrex; vintage refrigerator dishes; sugar bucket; fire king dishes; Lakenan MO crock 4 gallon, great condition; antique flour sifter; antique wash board; Salesmans Sample cast iron stove; several pottery bowls; butter crock; antique glass canisters; antique Hoosier cabinet, great condition; cane bottom chairs; pottery dog "Possibly Ripply IL"; several lead glass; butter churn; vintage metal chairs; vintage 2 man bike; Fred Rick dinner bell with yoke; several wrought iron pieces; cast iron kettle with stand; one bottom plow; vintage dump rake; antique planter; Several 100 pieces of Longaberger baskets and some Longaberger furniture.

SHARON UTTERBACK REVOCABLE TRUST

For more information
www.WebsterAuctioneers.com



▶ **VIRTUAL
ONLINE AUCTION**

▶ **391± AC. • 7 TRACTS
HOUSE • TRACT 8**

▶ **RALLS & MONROE
COUNTY, MISSOURI
LAND AUCTION**

▶ **THURSDAY,
SEPTEMBER 28, 2023
@ 10:00 AM ^{CST}**

MERIT AUCTIONS

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SHARON UTTERBACK REVOCABLE TRUST

PAUL MITCHELL YOUNG – TRUSTEE

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