

SCHUYLER COUNTY, MISSOURI LAND AUCTION

VIRTUAL ONLINE
WEDNESDAY, NOVEMBER 29, 2023 @ 10:00 A.M. CST

91.1± *Farm offered
in 1 tract*
TAXABLE ACRES

JANICE & BRYAN LITTLE

KNOWN LOCALLY AS THE RUBY BALTISBERGER FARM

TITLE WORK: PICKELL ABSTRACT CO. | 115 S. FRANKLIN | KIRKSVILLE, MO 63501 | (660) 665-8324



AUCTION REP:
JOHN PROBASCO
(641) 856-7355

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

P O Box 509 | 4502 Avenue O
Ft. Madison, IA 52627
(833) 273-9300 | www.MeritAuctions.com

Auction to be conducted as a
virtual, online auction.
Please call auction company for
assistance.
(833) 273-9300

ONLINE BIDDING
PROVIDED BY:

proxibid

LOCATION

The Little Farm is located in Section 22, Glenwood Township, Schuyler County, MO approximately 1/2 mile south of Glenwood, MO or 2 1/2 miles west of Lancaster, MO.

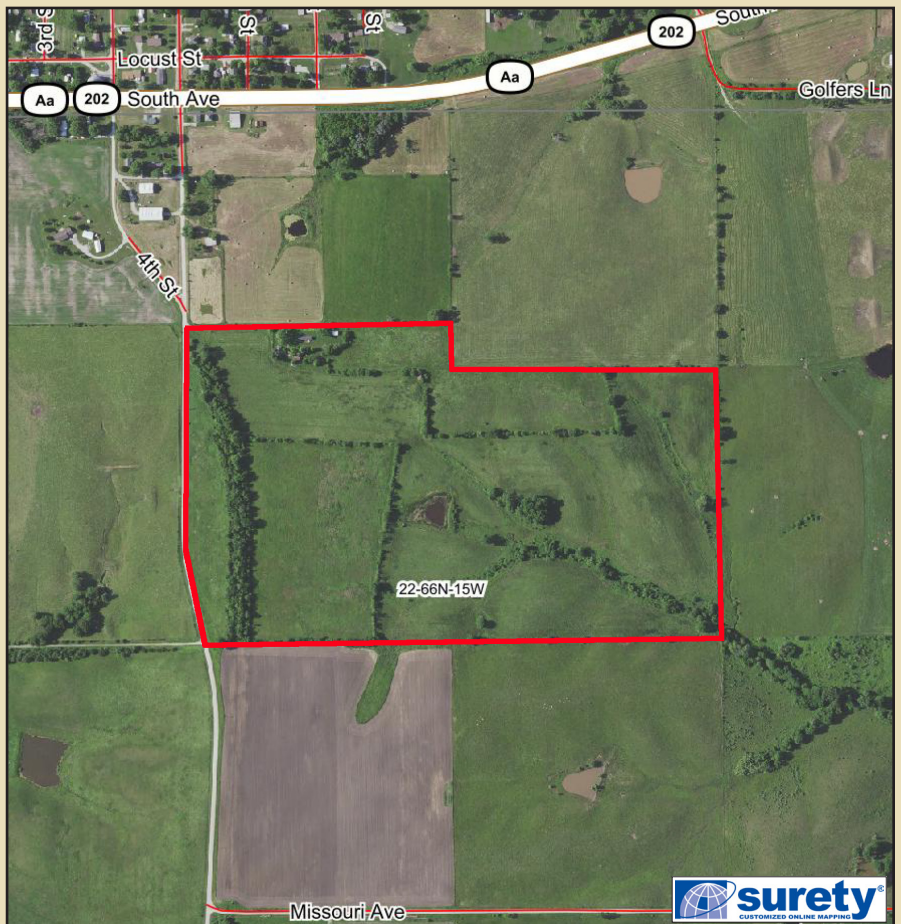
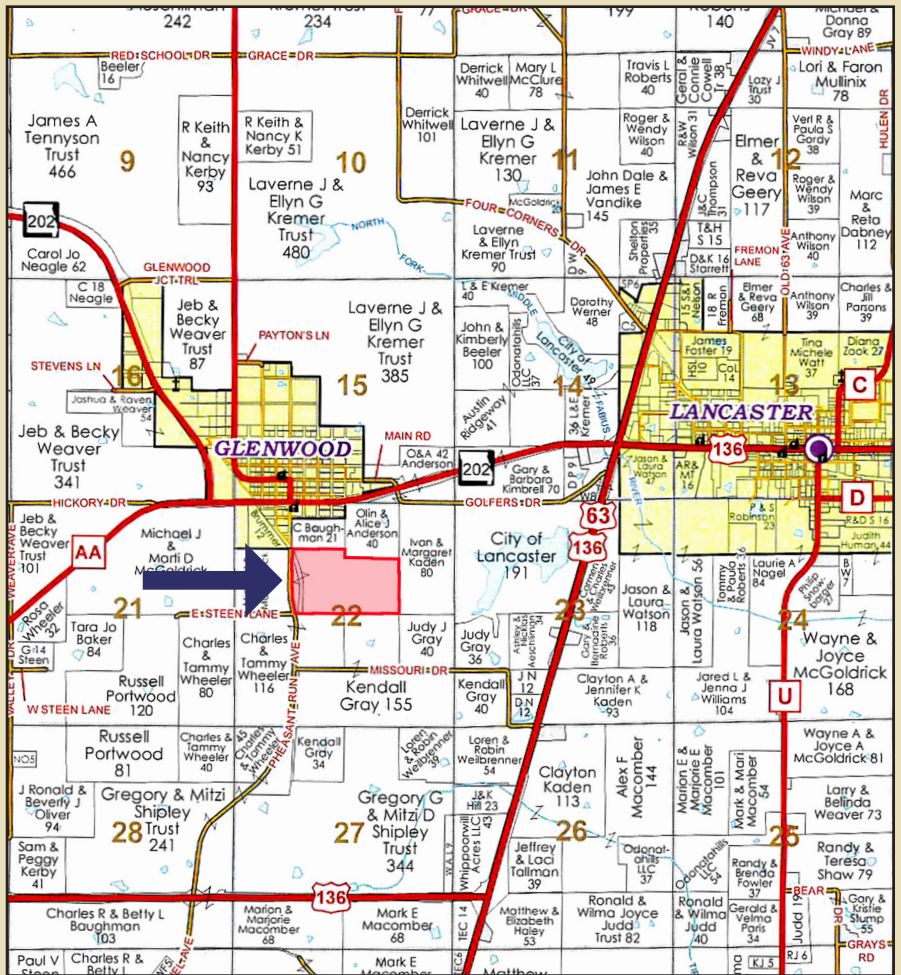
(Lancaster, MO is 24 miles north of Kirksville, MO).

TRACT INFORMATION

91.1 TAXABLE ACRES±

- FSA information indicates 73.72 acres of tillable cropland currently in improved pasture and hay production. There is approximately 25 acres of the tillable cropland that has recently been in CRP, but was not re-enrolled. The balance of the tract is in wooded draws and waterways.
- Soils include Lamoni, Gara & Seymour.
- This tract is improved with a mobile home, a very nice steel storage building and a pond. Water and electricity is located on the property.
- Access is on the west by Pheasant Run

Virtual aerial video available online!





METHOD

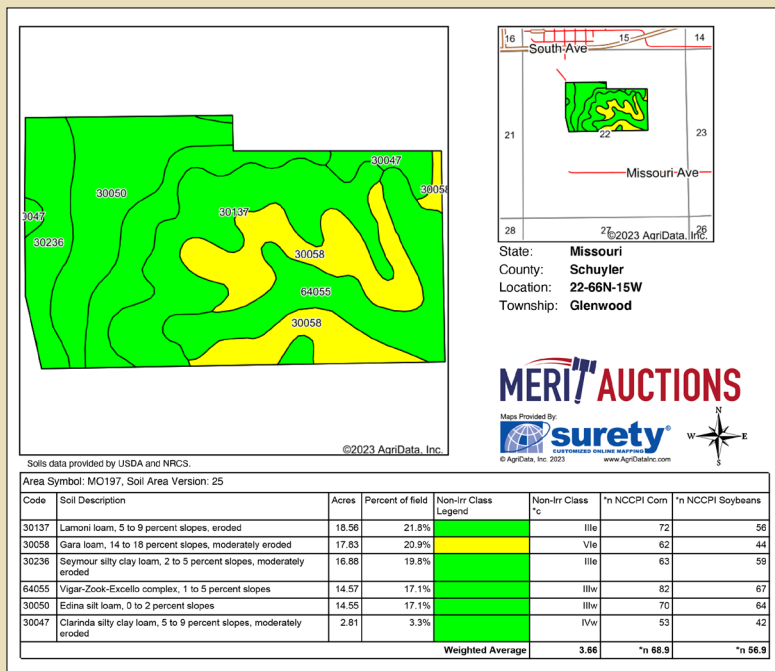
The Little farm will be sold on a price per acre basis, based on 91.1± taxable acres and the advertised acres found in this brochure. Bidding is NOT contingent upon financing, an appraisal or inspection.

TERMS

Immediately following the auction, the successful buyer 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 which will be held in escrow until closing by Pickell Abstract Co. The balance of the purchase price will be due at closing which will take place on or before Friday, December 29th, 2023 at Pickell Abstract Co. Said signing of the real estate sales contracts will be done via DocuSign or via email.

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. Closing costs will be split between the buyer & seller. Full possession will be given at the time of closing. The tract sell free & clear for the 2024 crop & grazing year.

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".



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▶ **91.1 TAXABLE
ACRES±
1 TRACT**

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PO BOX 509 • 4502 AVENUE O
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