

Live auction with online bidding!

SCOTLAND COUNTY, MISSOURI LAND AUCTION

TUESDAY, OCTOBER 13, 2026 @ 10:00 AM

80± Acres
(Subject to survey)

5 TRACTS



OPEN HOUSE
MONDAY, OCTOBER 5
4:30 - 5:30 PM
14281 STATE ROUTE D
MEMPHIS, MO 63555

**LLOYD L.
MARTIN ESTATE**



AUCTION REP:
JOHN PROBASCO
(641) 856-7355

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

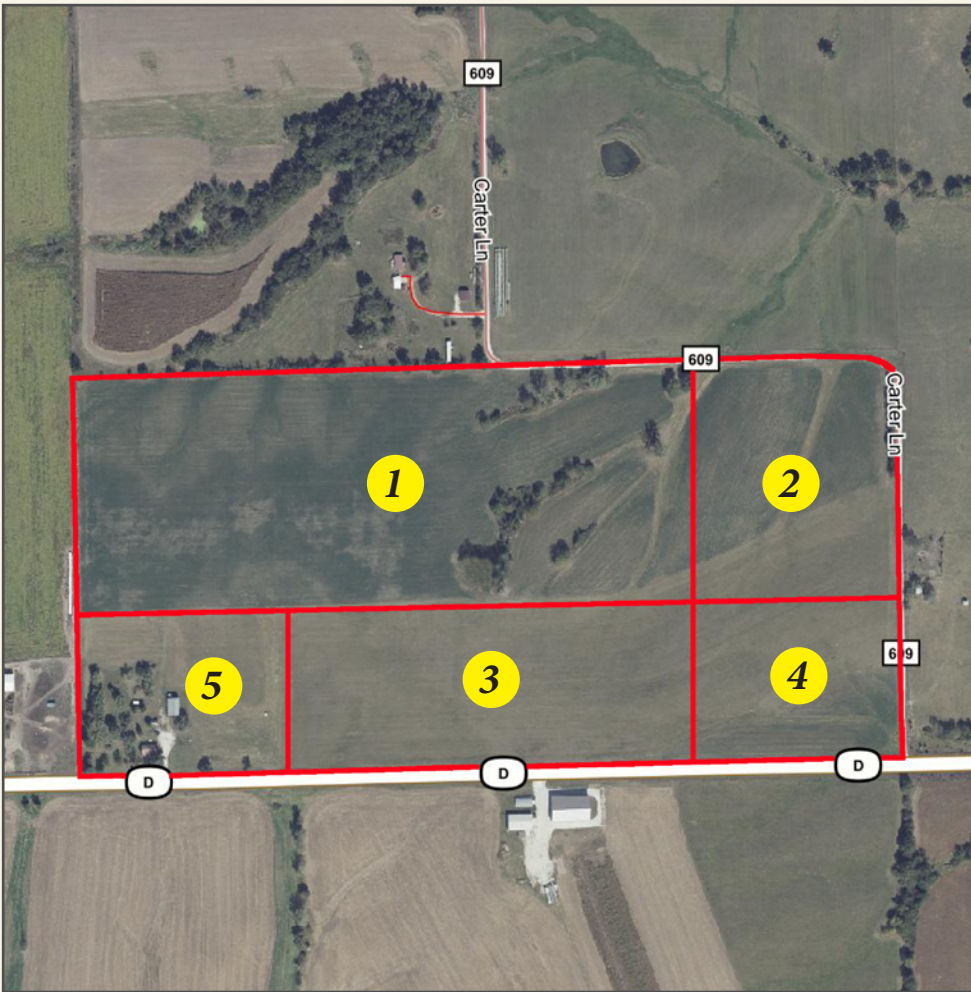
P O Box 509 | 6135 Reve Court
Ft. Madison, IA 52627

(833) 273-9300 | www.MeritAuctions.com

CLOSING & TITLE WORK BY:
Scotland County Abstract
205 E. Monroe Street | Memphis, MO
| (660) 465-7052



ONLINE BIDDING
PROVIDED BY: **proxibid**



Location & General Information

This farm is located in Section 29, T65N•R12W, Scotland County, MO and is currently in hay production and sells with full farming rights for the 2027 farming season. Property offers attractive home building sites with Highway D hard surface road frontage. The farm also includes a homestead with a house and outbuilding. You won't want to miss this auction!



Tract Information

TRACT 1 | 34.77 ACRES **(Subject to Survey)**

- Lamoni, Adco and Edina soils
- Class Soil: 3.12
- Currently in hay production
- Access is on North by Carter Lane

TRACT 2 | 11.48 ACRES **(Subject to Survey)**

- Lamoni, Gara and Adco soils
- Class Soil: 3.44
- Currently in hay production
- Access is on North and East by Carter Lane

TRACT 3 | 15.90 ACRES **(Subject to Survey)**

- Adco, Edina, Lamoni soils
- Class Soil: 3.00
- Currently in hay production
- Access is on the South by Highway D

TRACT 4 | 8.12 ACRES **(Subject to Survey)**

- Lamoni, Adco, Gara soils
- Class Soil: 3.11
- Currently in hay production
- Access is on the South and East by Highway D

TRACT 5 | Home & 8.26 ACRES **(Subject to Survey)**

- Adco, Lamoni, Edina soils
- Class Soil: 3.00
- Currently in Hay production
- Access is on the South by Highway D

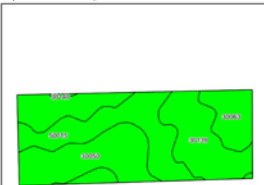


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Virtual Aerial Video Online!

www.MeritAuctions.com

Tract 1 Soils



State: Missouri
County: Scotland
Location: 29-65N-12W
Township: Jefferson



Soils data provided by USDA and NRCS

Area Symbol: M019B, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Total	Non-In Class Legend	Non-In Class %	% NCCIP Corn	% NCCIP Soybeans
00138	Laminar silt loam, 1 to 5 percent slopes	11.54	34.4%		84	84	84
00115	Alfalfa silt loam, 1 to 5 percent slopes	8.92	28.7%		84	84	84
00108	Edina silt loam, 5 to 14 percent slopes, moderately eroded	8.78	28.2%		84	84	84
00103	Edina silt loam, 5 to 14 percent slopes, moderately eroded	5.92	17.9%		84	84	84
00140	Laminar silt loam, 5 to 14 percent slopes	0.75	2.4%		84	84	84
Weighted Average		3.12	% 12.5		% 84.2		% 84.2

Tract 2 Soils



State: Missouri
County: Scotland
Location: 29-65N-12W
Township: Jefferson



Soils data provided by USDA and NRCS

Area Symbol: M019B, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Total	Non-In Class Legend	Non-In Class %	% NCCIP Corn	% NCCIP Soybeans
00138	Laminar silt loam, 5 to 9 percent slopes	5.16	44.5%		84	84	84
00108	Edina silt loam, 5 to 14 percent slopes, moderately eroded	5.08	44.1%		84	84	84
00115	Alfalfa silt loam, 1 to 5 percent slopes	1.26	11.4%		84	84	84
Weighted Average		3.44	% 75.2		% 87.8		% 87.8

Tract 3 Soils



State: Missouri
County: Scotland
Location: 29-65N-12W
Township: Jefferson

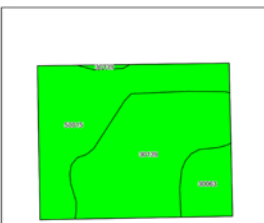


Soils data provided by USDA and NRCS

Area Symbol: M019B, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Total	Non-In Class Legend	Non-In Class %	% NCCIP Corn	% NCCIP Soybeans
00115	Alfalfa silt loam, 1 to 5 percent slopes	7.11	44.7%		84	84	84
00108	Edina silt loam, 5 to 14 percent slopes	6.23	38.2%		84	84	84
00138	Laminar silt loam, 5 to 9 percent slopes	2.56	16.1%		84	84	84
Weighted Average		3.30	% 68.7		% 81.1		% 81.1

Tract 4 Soils



State: Missouri
County: Scotland
Location: 29-65N-12W
Township: Jefferson



Soils data provided by USDA and NRCS

Area Symbol: M019B, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Total	Non-In Class Legend	Non-In Class %	% NCCIP Corn	% NCCIP Soybeans
00138	Laminar silt loam, 5 to 9 percent slopes	5.92	48.4%		84	84	84
00115	Alfalfa silt loam, 1 to 5 percent slopes	3.26	48.1%		84	84	84
00103	Edina silt loam, 5 to 14 percent slopes, moderately eroded	0.82	11.5%		84	84	84
Weighted Average		3.41	% 75.4		% 84.3		% 84.3

Tract 5 Soils



State: Missouri
County: Scotland
Location: 29-65N-12W
Township: Jefferson



Soils data provided by USDA and NRCS

Area Symbol: M019B, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Total	Non-In Class Legend	Non-In Class %	% NCCIP Corn	% NCCIP Soybeans
00115	Alfalfa silt loam, 1 to 5 percent slopes	5.34	48.5%		84	84	84
00138	Laminar silt loam, 5 to 9 percent slopes	2.75	52.8%		84	84	84
00108	Edina silt loam, 5 to 14 percent slopes	1.75	28.6%		84	84	84
Weighted Average		3.80	% 78.4		% 81.4		% 81.4

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Method

The Martin farm will be sold in 5 individual tracts based on surveyed acres. Tracts 1-4 will be sold on a price per acre basis through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all Tracts 1-4 for their high bid. Buyer's Choice auctioning will continue until Tracts 1-4 have been sold. Tract 5 will then be sold for a total lump sum dollar amount. The tracts will NOT be offered in its entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection.

Terms

Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 30 days, upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email, in person or DocuSign. The real estate taxes will be paid by the seller. Possession will be given at the time of closing subject to a hay lease. The tracts sell free & clear for the 2027 farming season.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.



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