



SCHRADER
Real Estate and Auction Company, Inc.
P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
Auction Manager: Nick Cummings, CAI
800-556-6353

**1,200±
ACRES**
offered in 16 tracts

MT. VERNON, MISSOURI
**CATTLE FARM
AUCTION**

email: auctions@schraderauction.com
#AC63001504 #AU19800127

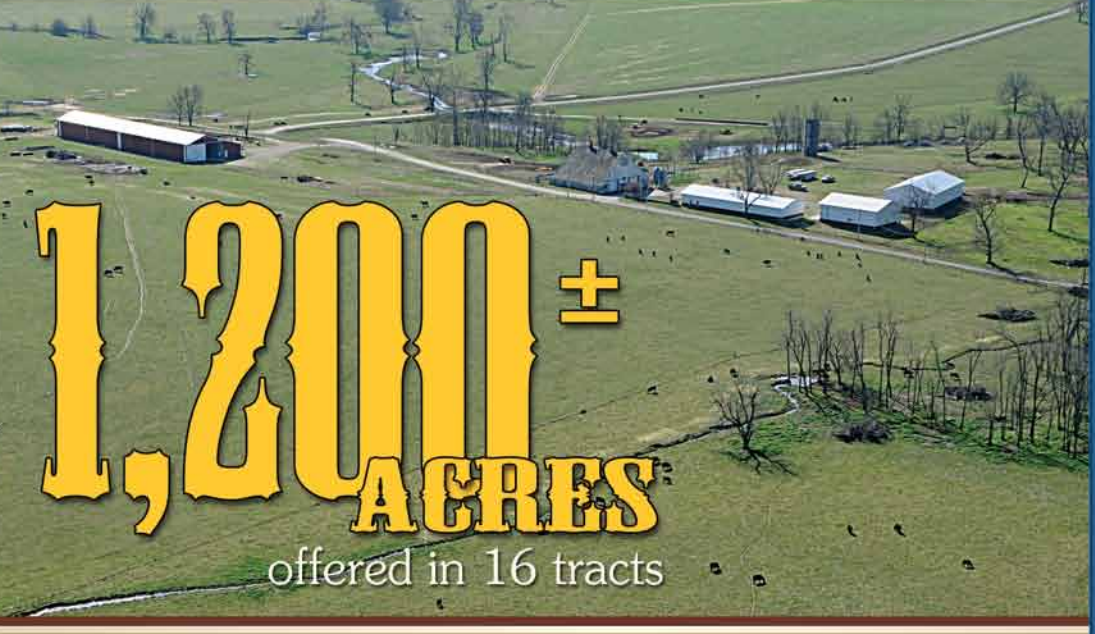
NAA
Auctioneer

JUNE 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

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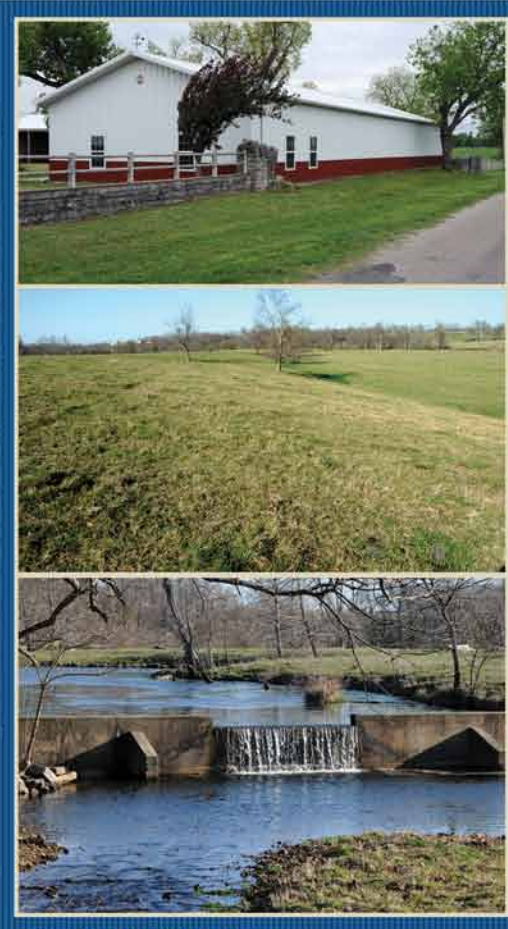
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MT. VERNON, MISSOURI | LAWRENCE CO.



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MISSOURI CATTLE FARM AUCTION
Thursday, June 28th • 6pm
held at The MARC (The Mt. Vernon Arts and Recreation Center)



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Real Estate and Auction Company, Inc. 800.451.2709
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- 400 Cow Carrying Capacity
- Year-round Hay Production Necessary to Maintain Carrying Capacity
- Excellent Improvements with Paved Roads Through Property
- Hay and Pasture Land
- Excellent Habitat for Wildlife
- Great Tracts for Hunting & Outdoor Recreation
- Meandering Stream Accented with Large Hardwood Trees
- Country Home and Outbuildings

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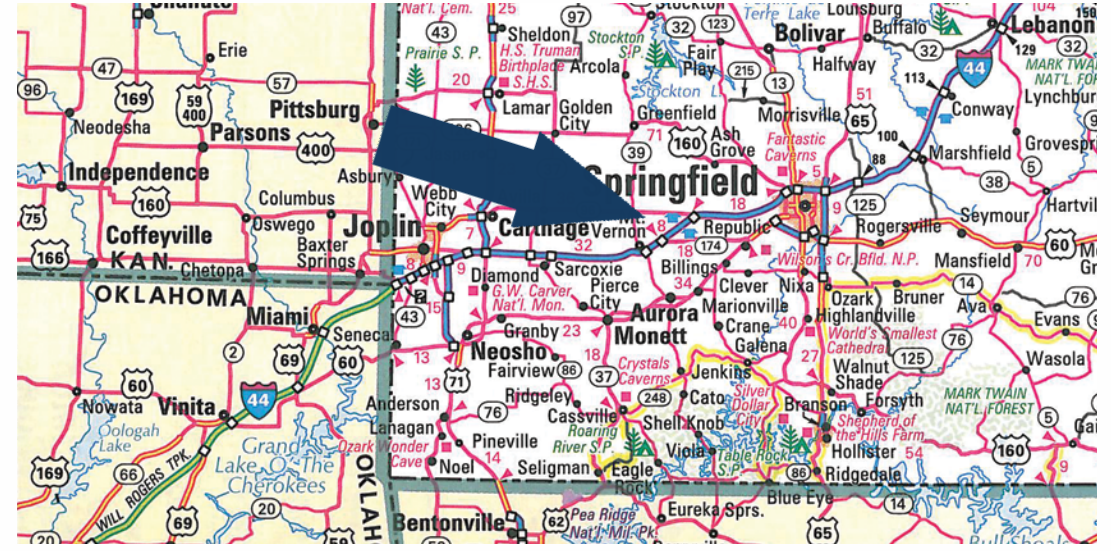
MISSOURI CATTLE FARM AUCTION
Thursday, June 28th • 6pm
held at The MARC (The Mt. Vernon Arts and Recreation Center)

MT. VERNON, MISSOURI | LAWRENCE CO.

Mt. Vernon, Missouri | Lawrence County

MISSOURI CATTLE FARM AUCTION
Thursday, June 28th • 6pm

held at The MARC, Mt. Vernon, Missouri (Mt. Vernon Arts and Recreation Center)



5 miles North of Mt. Vernon • 30 miles East of Joplin • Just north of I-44
35 miles West of Springfield



AUCTION SITE:
The Marc (Mt. Vernon Arts and Recreation Center), 822 W. Mt. Vernon Blvd., Mt. Vernon MO 65712. From intersection of I-44 and Hwy 39 (Exit 46) take Hwy 39 north 1.4 miles to the auction site. Auction site is located on the left side of Hwy.

AUCTION PROPERTY: 7035 Lawrence 1142, Mt. Vernon, MO 65712. **DIRECTIONS:** From I-44 at Exit 49 State Hwy. 174, take St. Hwy. 174 west .5 miles to St. Hwy. M. Turn right on St. Hwy. M and go 2.4 miles to Road 2090. Turn left on 2090 and go 1.9 miles to Road 1142. Turn right on 1142 and go 1.2 miles to the property (Tracts 7 & 10).

OWNER:
JERRY L. BORNEMANN TRUST

Auction Manager:
Nick Cummings, CAI
740-572-0756

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INSPECTION DATES:
THURSDAY, MAY 31, 3-6PM & THURSDAY, JUNE 14, 3-6PM
Meet a Schrader Representative at Tract #9

**FARM
EQUIPMENT
AUCTION**
Full line of Hay & Cattle Equip.
Friday, June 29
9am

Sat., June 30 • 12noon
at the Joplin Regional Stockyards,
we'll be selling
**300+ REGISTERED
ANGUS & COMMERCIAL
COWS**

AUCTION TERMS & CONDITIONS:

PROCEDURE: The Property will be offered in 16 individual tracts, any combination of tracts and as a total unit at the dates and times as noted in this brochure. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations, and the total property may compete.
DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON

FINANCING SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.
POSSESSION: Possession of the land shall be at closing.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
ACCEPTANCE OF BID PRICES: All successful Bidders will be required to enter into a Purchase Agreement at the auction site immediately following the close of the

auction. All final bid prices are subject to the seller's acceptance or rejection.
CLOSING: Closing shall be within 15 days of completion of applicable closing documents.
BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the total purchase contract.
DEED: Seller shall provide a Trustee's Deed.
EVIDENCE OF TITLE: Seller agrees to make available to Bidders a Title Search for their review prior to auction. If the Buyer wishes to purchase Title Insurance, the cost will be at the Buyer's expense. Seller agrees to provide merchantable title to the

property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS IS".
REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50-50) of the cost of the survey. The type of survey performed shall be at the Seller's option and

sufficient for the issuance of an owner's title insurance policy. Combination purchases will receive a perimeter survey only. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres on all tracts and tract combinations except Tracts 4, 8, 9, and 14 that contain homes and/or buildings.
MINERAL RIGHTS: Sale shall include 100% of the Mineral Rights owned by the Seller, if any.
AGENCY: Schrader Real Estate and Auction Company are the Auctioneers and exclusive agents of the Seller regarding the sale of the

Property.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is sold "AS IS, WHERE IS". No warranty or representation, either express

or implied, or arising by operation of law concerning the Property is made by the Seller or Auctioneers, and are hereby expressly disclaimed. In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the discretion and discretion of the Auctioneers. Seller

and the Auctioneers reserve the right to preclude any person from bidding if there is any question, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the Property, credentials, fitness, etc. All decisions of the Auctioneers are final.
NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the Property information.

MISSOURI CATTLE FARM AUCTION

Thursday, June 28th • 6pm

held at The MARC, Mt. Vernon, Missouri (Mt. Vernon Arts and Recreation Center)

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TRACT #1



TRACT #5



TRACT #7



TRACT #7



TRACT #8



TRACT #10



TRACT #9



TRACT #11



TRACT #9



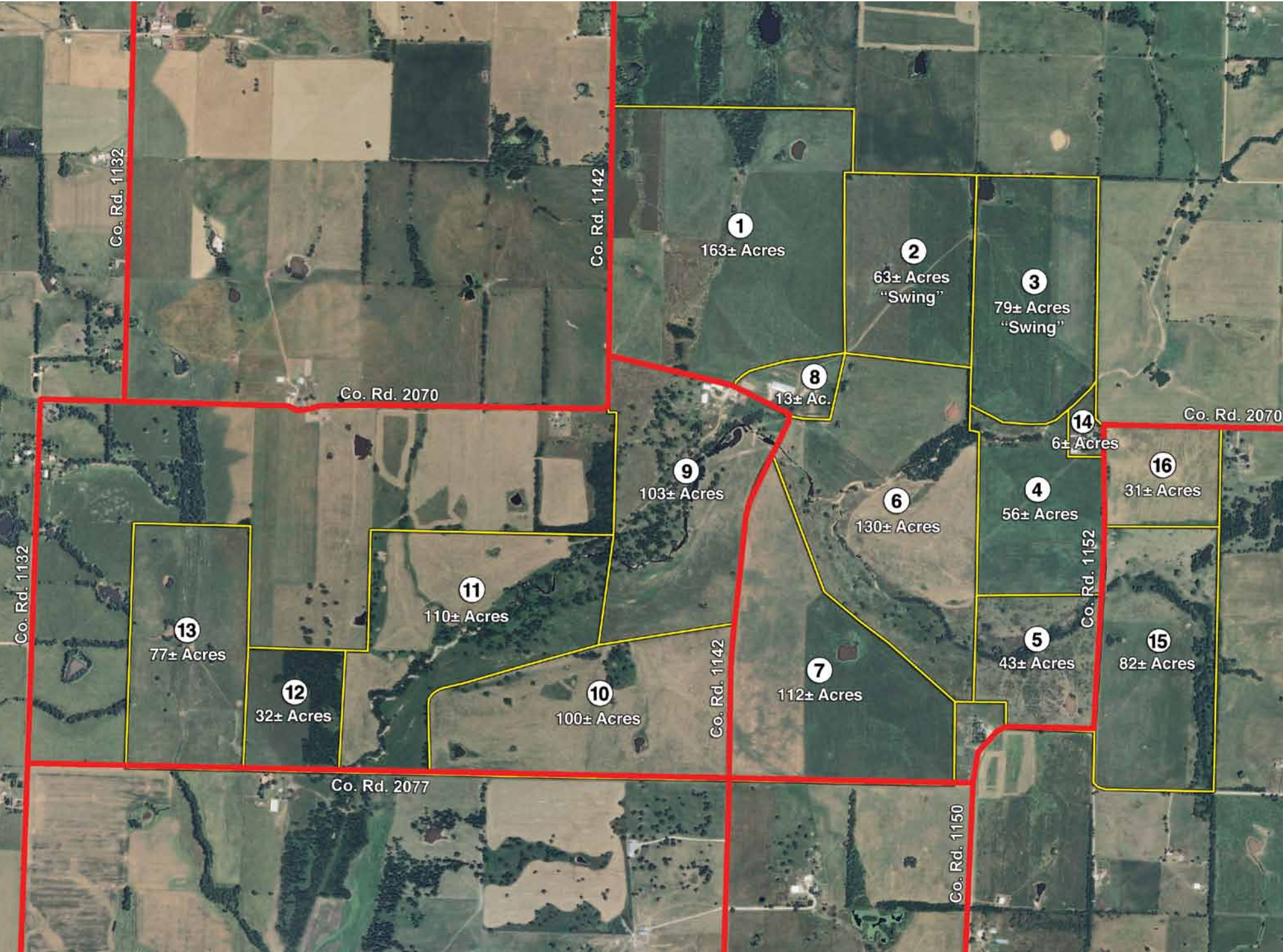
TRACT #12



TRACT #16



TRACT #12



TRACT DESCRIPTIONS:

TRACT #1: 163 Acres of pasture land fenced and cross fenced with easy access from Co Rd 1142 on the south and west side of this tract. Adequate shade plus large pond and spring fed creek for good water supply.

TRACT #2: 63 Acre Swing Tract. Pasture land fenced and cross fenced with pond for water supply.

TRACT #3: 79 Acre Swing Tract. Pasture land fenced and cross fenced with large pond for water supply.

TRACT #4: 56 Acres of excellent hay and pasture land with 40' x 50' pole building open ended to the east with frontage on Co Rd 1152.

TRACT #5: 43 Acres of wooded pasture land with road frontage to Co Rd 1152 & Co Rd 1150. A quiet stream winds through the property creating excellent habitat for wildlife. This tract also includes an excellent source of water via a well which provides water to several tracts. Great hunting tract.

TRACT #6: 130 Acres of pasture land with excellent shade and a winding stream. This tract has excellent pasture land for cattle and beautiful views of the farm's offerings.

TRACT #7: 112 Acres of very productive hay and MAX-Q Fescue pasture land with road frontage on Co Rd. 2077 and Co Rd. 1142. This property is fenced with steel fence post and 4 strands of barb wire plus a large pond for water supply. Excellent tract of land.

TRACT #8: 13 Acres with 72' x 244' pole building used for hay storage plus livestock holding area. This is a great addition to any of the tracts on the property. This tract also features a well which supplies water to Tracts #1, #6, #8 and #9.

TRACT #9: 103 Acres with excellent improvements including a 48' x 82' 2011 Morton pole building open to the east with partial concrete floors, 42' x 60' 2007 Morton pole building with 16' x 24' overhead door, insulated, finished concrete floor, metal on side walls and ceiling, fluorescent lighting, water, and concrete apron in front of the overhead door. 36' x 116' Morton pole building with 36' x 45' insulated area featuring finished concrete floor, metal side wall and ceiling plus service and overhead doorway. 36' x 71' of this building is open to the south for equipment storage. 68' x 72' wood frame barn with cattle working facilities. Other features on this tract include a large spring pond with overflow concrete dam supplying water to a flowing creek accented with hardwood trees. The large pristine pond and creek provide excellent fishing, recreational and hunting opportunities plus an excellent source of water for the cattle. There are several wooded scenic potential building sites with panoramic views of the pond, meandering creek and pasture land. Easy access from Co Rd 1142. Don't miss this rare opportunity to purchase a beautiful tract of land with so many options.

TRACT #10: 100 Acres of quality hay and pasture land fenced and cross fenced. Excellent shade and water provided via large pond. Easy access from Co Rd 2077 and Co Rd 1142.

TRACT #11: 110 Acres of pasture and hay field with a spring fed creek running

through the property bordered by hardwood trees providing excellent shade for cattle and wildlife.

TRACT #12: 32 Acres of pasture and woodland. This tract is approximately 50/50 divided between pasture and woodland. Road frontage on Co. Rd. 2077. Superior hunting tract providing excellent roosting area for turkeys and excellent habitat for deer. Hunters be sure to investigate the opportunities on this tract.

TRACT #13: 77 Acres of superior hay and pasture land fenced and cross fenced with excellent water supply. This tract features a well which provides water to two drinkers on the property. Superb tract of land.

TRACT #14: 6 Acres with country home and several out buildings. Home features hardwood floors throughout the home plus kitchen area (no cabinets), large dining and family room area, living room with fireplace, utility room, bathroom, 2 bedrooms with closets plus a stone patio area on west side of home. Outbuildings include 36' x 84' plus 21' lean to pole-type building, 44' x 60' pole building open to the south with limestone floor, and 22' x 52' building with metal siding.

TRACT #15: 82 Acres of quality hay and MAX-Q Fescue pasture land featuring shed with cattle working area (chutes, gates, and pens) plus well, water drinkers and excellent shade for cattle. Easy access with frontage on Co Rd 1152. Combine Tracts 15 & 16 for 114 acres of productive grass land with excellent water and cattle working facilities.

TRACT #16: 31 Acres of hay and pasture land with road frontage on Co Rd 2070 and Co Rd 1152. Level productive tract of land.



TRACT #10



TRACT #9



TRACT #9



TRACT #9



TRACT #13



TRACT #12 & #13



TRACT #13



TRACT #15

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