

805[±] Acres LAND AUCTION

NORTHWEST MISSOURI

PROPERTY LOCATION:

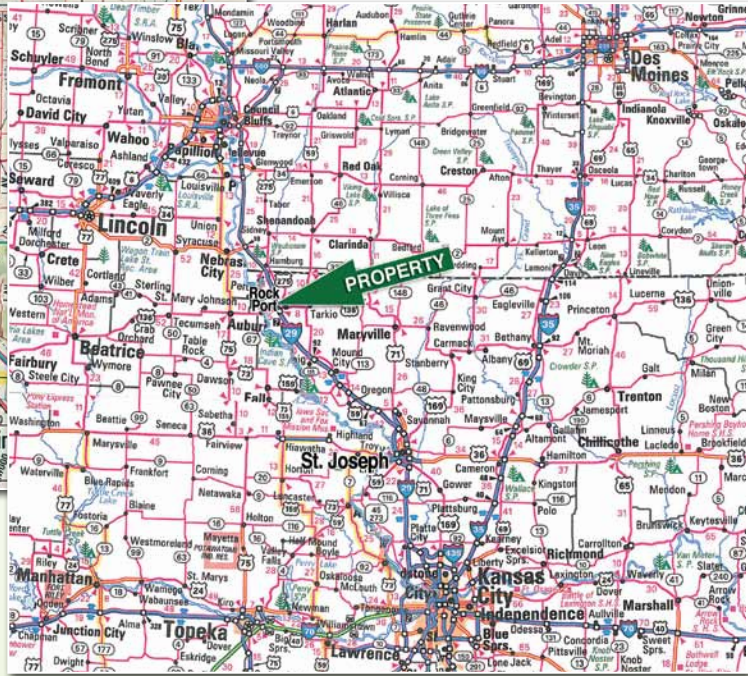
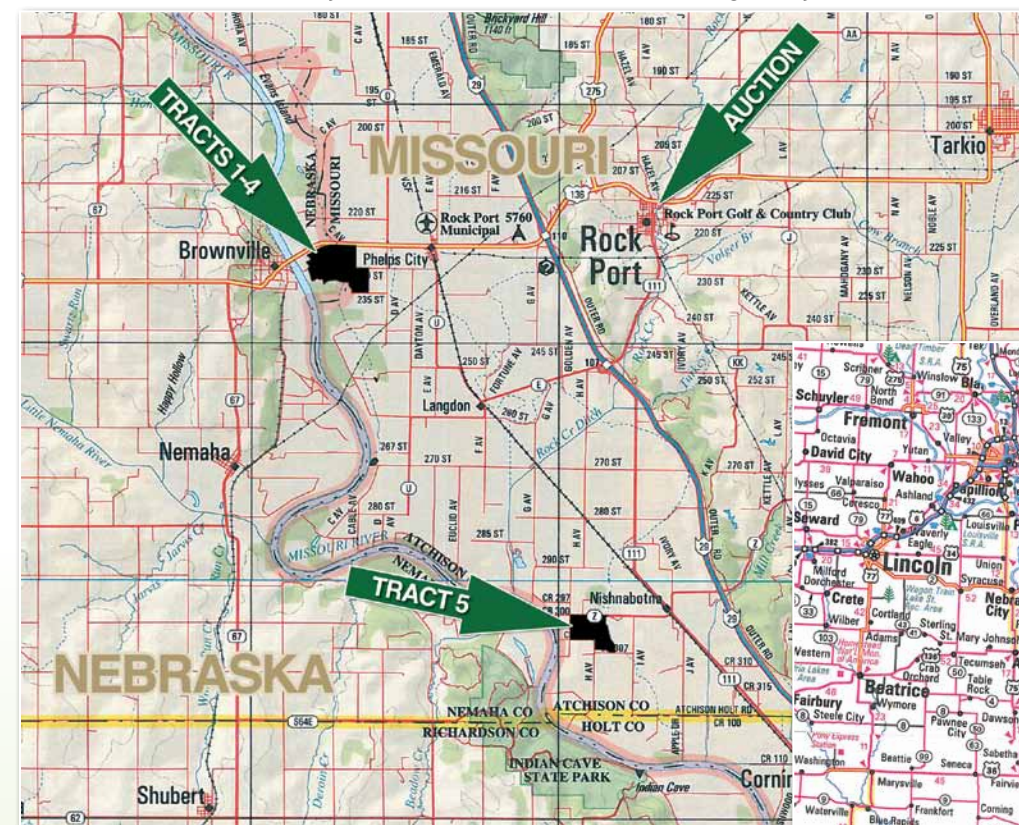
Tracts 1 through 4: From Interstate 29 (near Rock Port) take exit 110. Travel west on Highway 136 for 4 miles to the property, located on the south side of Highway 136 near the Missouri/Nebraska state line.

Tract 5: From Interstate 29 (south of Rock Port) take exit 107. Travel south on State Route 111 for 5.5 miles to State Highway Z. Turn west and travel 1.5 miles to the property on the south side of State Highway Z.

AUCTION SITE:

Velma Houts Fair Building
201 Highway 136 East
Rock Port, MO 64482

From Interstate 29 take exit 110 and travel east on Highway 136 for 2.5 miles to the Velma Houts Fair Building in Rock Port.



TERMS & CONDITIONS

PROCEDURE: The farms will be offered in 5 individual tracts, any combination of tracts and as a total unit. 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% of the accepted bid price as down payment on the day of auction with the balance in cash at closing. If the bidder pre-registers with the Auction Company on or before Thursday, August 9, then a personal check will be accepted for the down payment (contact the Auction Company for a pre-registration form or visit www.schraderauction.com). If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal check, OR bidder must present a \$5000 cashier's check with a personal check for the balance of the down payment on auction day. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

BUYER'S PREMIUM: A Buyer's premium of 5% shall be added to the winning bids and paid by the Buyer(s) as part of the Total Contract Purchase Price.

POSSESSION: Both farms are leased until the last day of February, 2014. Contact the Auction Company for details.

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.

DEED: Seller shall provide a Warranty Deed.

EVIDENCE OF TITLE: The Seller agrees to furnish an Owner's Policy of Title Insurance in the amount of the purchase price. All tracts sold "AS IS".

REAL ESTATE TAXES AND ASSESSMENTS: The 2012 calendar year taxes shall be prorated to the date of closing. Buyer(s) will be responsible for all subsequent taxes.

CASH RENT INCOME: The Buyer(s) shall receive all rent payments made after closing. The Buyer(s) shall also receive a credit for a portion of the rent paid prior to closing, prorated to the day 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.

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 MATERIAL 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 direction 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.

Tuesday, August 14th • 9AM
Tillable Productive Cropland

805[±] Acres

Offered in 5 Tracts

LAND AUCTION

NORTHWEST MISSOURI
Atchison County

Attention Farmers & Investors

SchraderAuction.com

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Fri	30
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Auctioneer: Rex Schrader
Schrader Real Estate & Auction Company, Inc.

260-244-7606 or 800-451-2709
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SCHRADER REAL ESTATE & AUCTION CO., INC.

Real Estate and Auction Company, Inc. **SCHRADER**

LAND AUCTION

NORTHWEST MISSOURI
Atchison County

805[±] Acres

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Offered in 5 Tracts

Tillable Productive Cropland

Attention Farmers & Investors



- Irrigated Tillable Bottom Land
- Near Rock Port, MO
- 45 Miles from Maryville, MO
- 65 Miles from St. Joseph, MO
- 72 Miles from Omaha, NE
- 118 Miles from Kansas City, MO

In Schrader's M³ Method of Auction, You May Bid on any Individual Tract, Any Combination of Tracts, Or the Entire Property. Put Together the Combination that Fits Your Needs.

TUESDAY, AUGUST 14TH • 9AM

Held at the Velma Houts Fair Building - Rock Port, MO

Real Estate and Auction Company, Inc. **SCHRADER**
800.451.2709 | SchraderAuction.com

805± Acres LAND AUCTION

NORTHWEST MISSOURI

TUESDAY, AUGUST 14TH • 9AM

- Irrigated Tillable Bottom Land
- Near Rock Port, MO
- 45 Miles from Maryville, MO

INSPECTION DATES:

Monday, July 30, 2-4PM

Monday, August 13, 2-4PM

Meet an Auction Representative at Tract 3 for more information.

• The property is currently managed by U.S. Agri-Services Group LLC. They can be reached at 1-866-276-6014 should you like to discuss ongoing professional farm management of these farms.

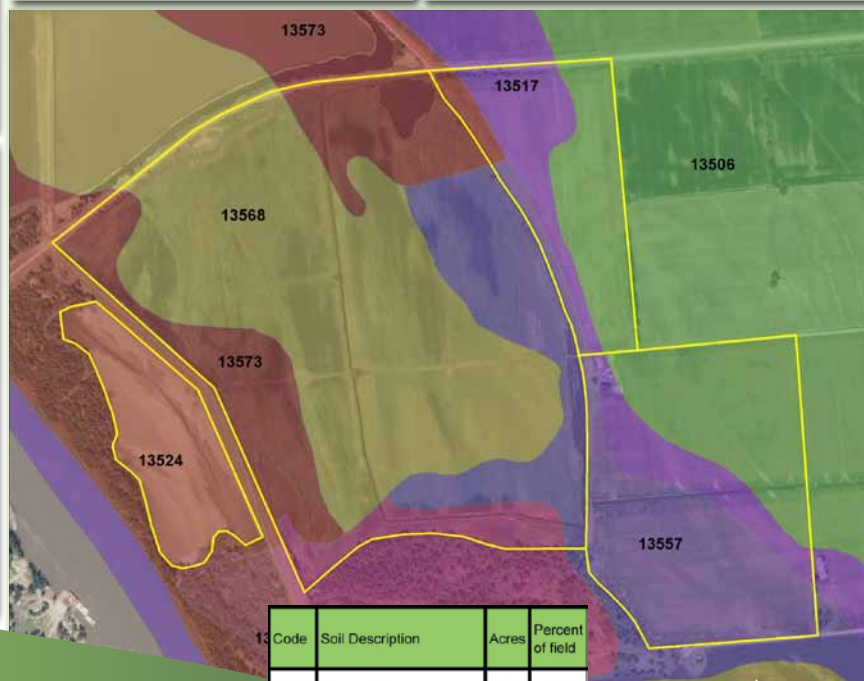
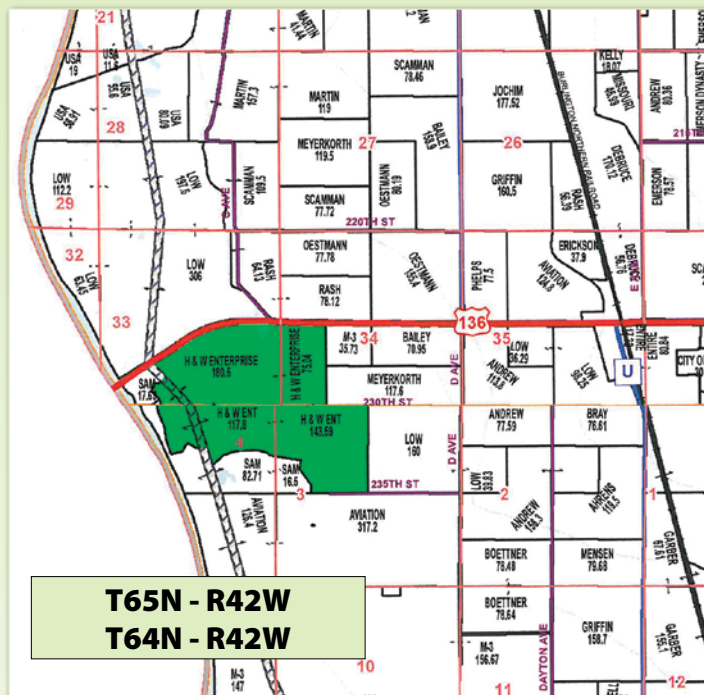
TRACT DESCRIPTIONS:

TRACT 1: 117± acres of mostly tillable productive crop land with frontage on 230th Street and 235th Street. Blenco Silt Loam, Gilliam Silt Loam and Merville Silt Loam are the predominate soil types. This tract includes a 2004 Zimmatic 6 tower center pivot powered by three phase electric and four 27'x30' 9,200 bushel grain bins. The well that services the irrigation on Tract 1 is located on Tract 3. If Tract 1 and Tract 3 sell separately the buyer of Tract 1 would be responsible for procuring an alternative water supply to Tract 1.

TRACT 2: 60± acres of prime tillable crop land with frontage on Highway 136 with primarily Blenco Silty Loam and Gilliam Silt Loam soils.

TRACT 3: 299± acres of tillable productive farmland in one contiguous field with frontage along Highway 136. Onawa Silty Clay and Paxico Silt Loam are the two predominate soil types. This tract includes a 2004 Zimmatic 9 tower center pivot powered by three phase electric.

TRACT 4: 41± acres of mostly tillable land with access from Highway 136 via the levee drive. This tract has Haynie Silt Loam soil and is located near the Missouri River.

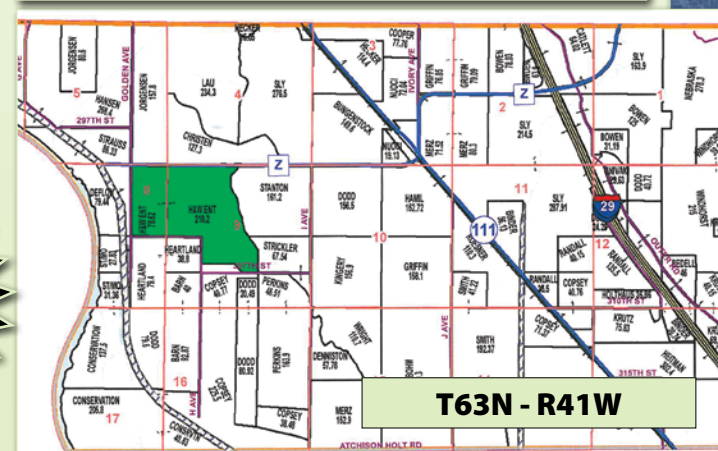


Code	Soil Description	Acres	Percent of field
13568	Onawa silty clay	167.7	32.3%
13557	Moville silt loam	112.5	21.7%
13573	Paxico silt loam	71.6	13.8%
13506	Blencoe silty clay loam	69.2	13.3%
13524	Haynie silt loam	40.9	7.9%
13517	Gilliam silt loam	36.3	7.6%
13581	Sarpy loamy fine sand	17.4	3.4%
13580	Sarpy loamy fine sand	0.5	0.1%



TRACT 5: 288± acres of tillable productive farmland with easy access off State Highway Z and Golden Avenue. Onawa Silty Clay, Paxico Silt Loam and Haynie Silt Loam are the three predominate soil types.

This tract includes a 2004 Zimmatic 9 tower center pivot and a 2004 Zimmatic 7 tower center pivot, both with very low hours. There are five grain storage bins in various sizes.



Code	Soil Description	Acres	Percent of field
13568	Onawa silty clay	210.3	70.8%
13573	Paxico silt loam	74.7	25.1%
13525	Haynie silt loam	12.2	4.1%

Attention Farmers & Investors

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Sellers: H&W Enterprises LLC

Contact Auction Company for a detailed information booklet including FSA information, tax summaries, soil summaries, lease info., well info. and title search.