

SCHRADER
Real Estate and Auction Company, Inc.
800.451.2709
www.schraderauction.com

TUESDAY, NOVEMBER 13
10AM at the Velma Houts Fair Building - Rock Port, MO

Attention Farmers & Investors!
369 Tillable Acres per FSA

LAND AUCTION
Tillable Productive Cropland • Between Rock Port & Mound City, MO

379± Acres
Offered in 5 Tracts

Northwest Missouri • Holt County



379± Acres
Offered in 5 Tracts

LAND AUCTION
N.W. Missouri • Holt County • Between Rock Port & Mound City, MO



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| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
| 25 | 26 | 27 | 28 | 29 | 30 | |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
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NOVEMBER 2012

Follow us:

SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
AUCTIONEER: Rex Schrader
Schrader Real Estate & Auction Company, Inc.

Northwest Missouri • Holt County



379± Acres
Offered in 5 Tracts

LAND AUCTION
Tillable Productive Cropland • Between Rock Port & Mound City, MO

Attention Farmers & Investors!



369 Tillable Acres per FSA
Excellent Location

- 47 Miles North of St. Joseph, MO
- 92 Miles Southeast of Omaha, NE
- 100 Miles North of Kansas City, MO



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LUND
COMPANY

TUESDAY, NOVEMBER

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

13th
At 10AM

LAND AUCTION

N.W. Missouri • Holt County • Between Rock Port & Mound City, MO

379[±]
Acres
Offered in 5 Tracts

TUESDAY, NOVEMBER 13TH • 10AM

369 TILLABLE ACRES PER FSA - ATTENTION FARMERS & INVESTORS!

PROPERTY LOCATION: From Interstate 29 take exit 92. Travel on Highway 59 south towards Craig approximately .5 mile to State Route 111 (Craig Street.) Travel south .6 mile to the property on the east side of State Route 111.

AUCTION LOCATION: 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.

High Percentage of Tillable Acres During a Period of Strong Commodity Prices Providing Excellent Income Potential.

TRACT 1: 138 ± Acres with approximately 130± of productive tillable cropland. The two soil types consist of Luton Clay and Wabash Silty Clay. This tract also includes an older barn.

TRACT 2: 80± Acres of mostly tillable productive cropland with Luton Clay Soil. Frontage on State Route 111.

TRACT 3: 80± Acres of mostly tillable productive cropland with Luton Clay Soil. Frontage on State Route 111.

TRACT 4: 80± Acres of mostly tillable productive cropland with frontage on State Route 111. Consider the possibility of combining Tracts 1-4 for 369± acres of contiguous level farmland with easy access in a great location. This would be an excellent addition to any present farming operation.

TRACT: 5 .85± Acre Lot with frontage on Highway 111 and 6th Street. Located in the Ward Price addition.

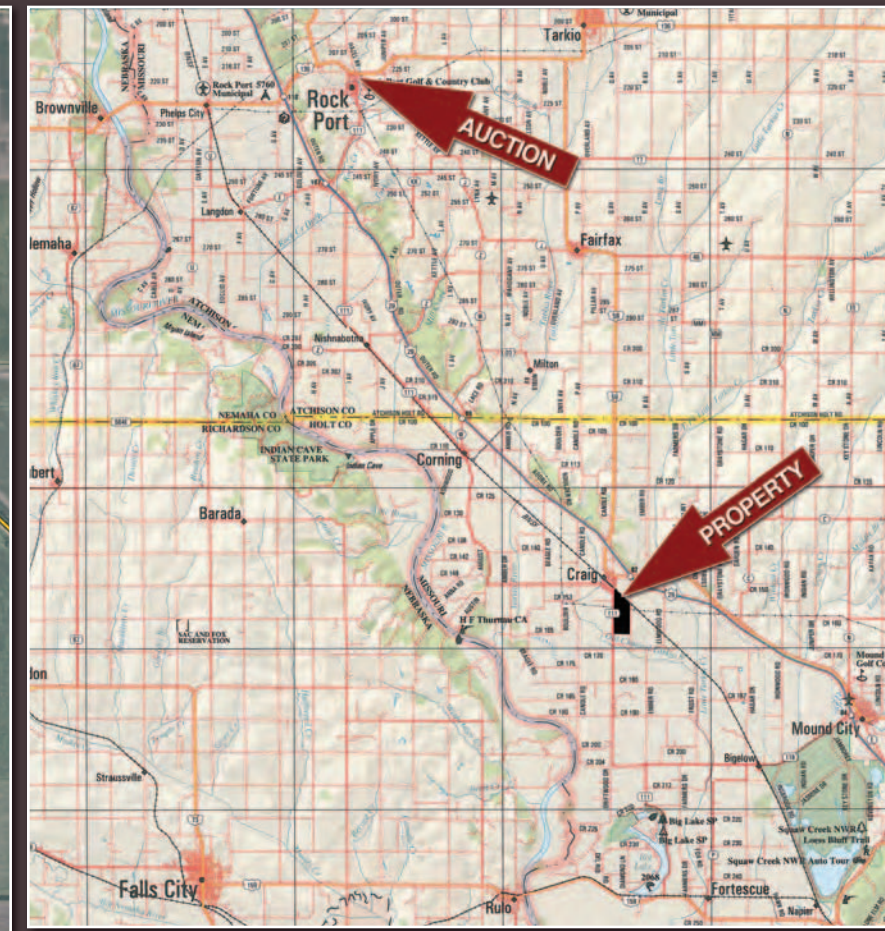
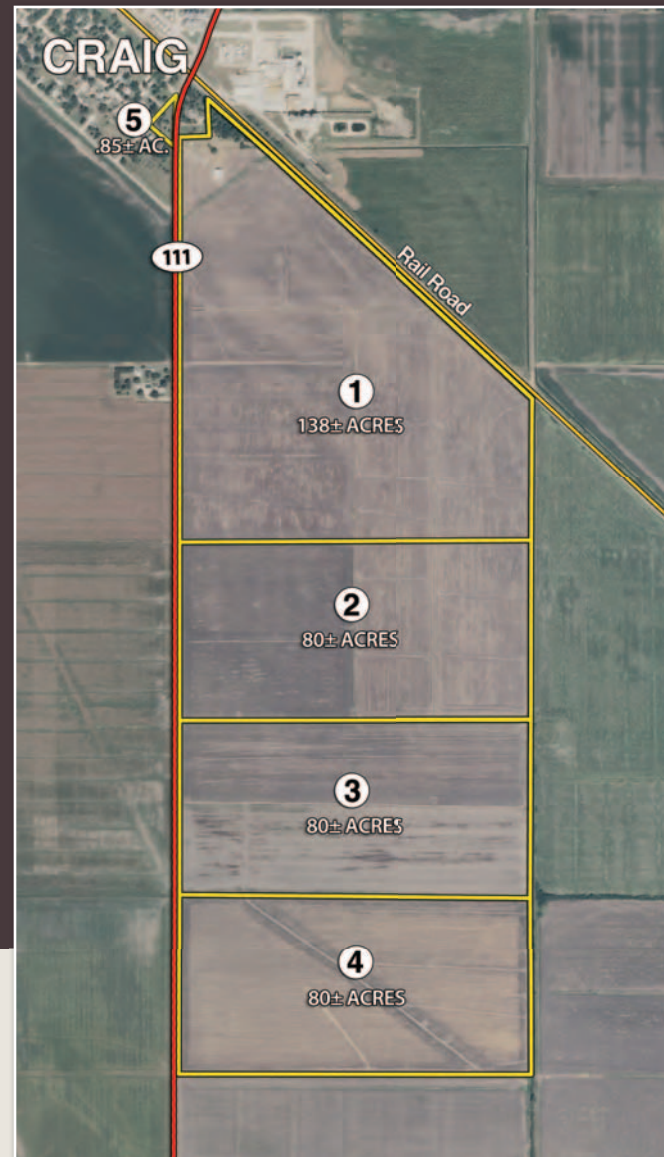
INSPECTION DATES:

Wednesday, October 10th • 4-6 pm
Monday, November 12th • 9-11am

Meet an Auction Representative at Tract 1 For More Information.



Between Rock Port & Mound City, MO
47 miles from St. Joseph, MO
92 miles from Omaha, NE
100 miles from Kansas City, MO



TERMS & CONDITIONS

PROCEDURE: The farm 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 Monday, November 5, 2012, then cash or 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 3% shall be added to the winning bids and paid by the Buyer(s) as part of the Total Contract Purchase Price.

POSSESSION: Possession shall be at closing, subject to tenants rights of the 2012 crop.

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 take place on or before December 20, 2012.

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: Seller shall pay the real estate taxes and assessments due for the calendar year of 2012.

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, Inc. and The Lund Company and their representatives are exclusive agents of the Sellers.

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.

| Code | Soil Description | Acres | Percent of field |
|-------|--|-------|------------------|
| 13549 | Luton clay, 0 to 2 percent slopes, rarely flooded | 321.7 | 84.9% |
| 13590 | Wabash silty clay, 0 to 2 percent slopes, rarely flooded | 57.1 | 15.1% |



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

SELLER: Nancy Pebley