

OCTOBER 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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	31		

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**MISSOURI LAND AUCTION**  
Bolivar, Missouri • Polk County

**712± Acres**  
in 12 Tracts

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

800.451.2709

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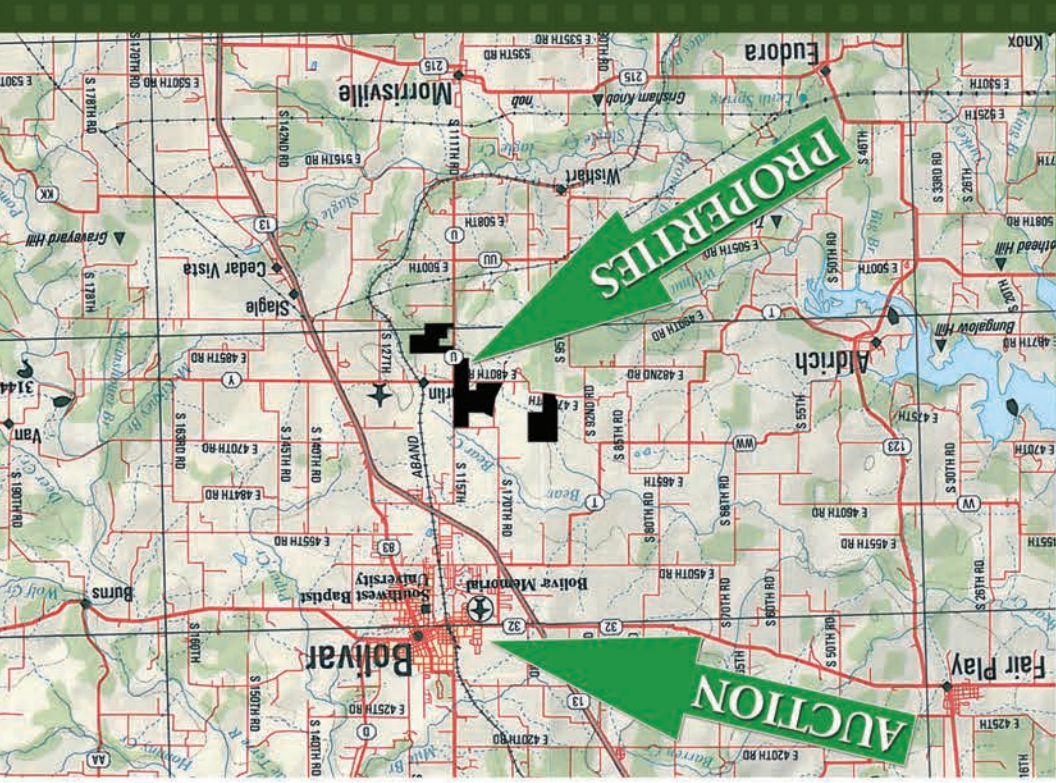
- 2 Miles South of Bolivar, MO
- 35 Miles North of Springfield, MO

**m3**  
In the Schrader M3 Method of Auction, You May Bid on Any Individual Tract, Any Combination of Tracts or the Entire 712± Acres. Put Together the Combination of Tracts that Best Fits Your needs and Desires.



**INSPECTION DATES:**  
Tuesday, Sept. 17, 4-6pm  
Thursday, Oct. 3, 4-6pm  
Monday, Oct. 14, 10-Noon  
Meet a Schrader Representative on Tract #4 For More Information

OWNERS: Timothy and Kathy Butkofe



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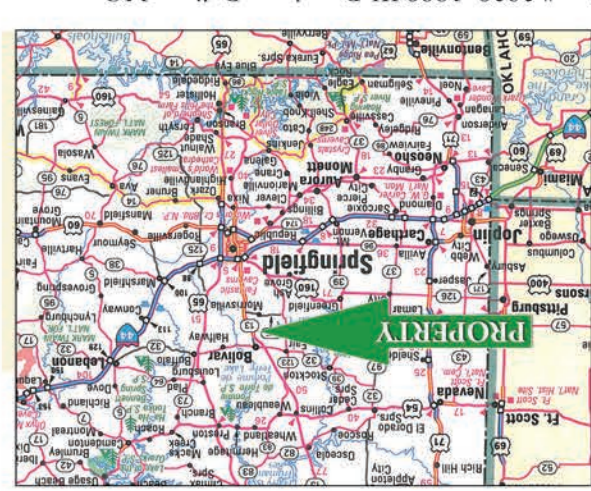
- Productive Cropland
- Hay & Pasture Land
- Wooded Recreational Land - Great Hunting!
- Potential Building Sites
- 3 Rural Homes & Outbuildings
- Bolivar R-1 School District

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Held at the Elks Lodge #2828, 1999 W. Broadway - Bolivar, MO 65613

**Tuesday, October 15 • 10am**



The farm was previously utilized as a Dairy Operation. Consider the versatility of this land with row crops, hay ground, pasture, cow and heifer facilities, wooded hunting and recreational land. The property is in a great location with paved roads and located only 2 miles south of Bolivar and 35 miles north of Springfield.

**AUCTION LOCATION:** Elks Lodge # 2828, 1999 W. Broadway, Bolivar, MO 65613. From intersection of MO-32 and MO-13 (just west of Bolivar) travel east on MO-32/Broadway for .8 mile. Turn left/north on concrete drive (across from Mecks Building Supply) and travel a short distance to the lodge. Watch for auction signs.

**PROPERTY LOCATIONS:**  
TRACTS 1 THROUGH 7: 4797 S. 115<sup>th</sup> Rd., Bolivar, MO 65613. From MO-13 (just south of Bolivar) turn west on Hwy U and travel 2 miles to farm.  
TRACTS 8 THROUGH 10: 1001 E. 477<sup>th</sup> Rd., Bolivar, MO 65613. From MO-13 (just south of Bolivar) turn west on Hwy U and travel 2 miles. At 4-way blinking light, continue west (straight) on E. 480<sup>th</sup> Rd. for 1.2 miles. Turn north on 103<sup>rd</sup> Rd. and then west on E. 477<sup>th</sup> Rd. The farm is .3 mile on the north side.  
TRACTS 11 AND 12: From MO-13 (just south of Bolivar) turn west on Hwy U and travel 2 miles. Turn south and continue on Hwy U for .5 mile to property on east side.

**Tuesday, October 15 • 10am**

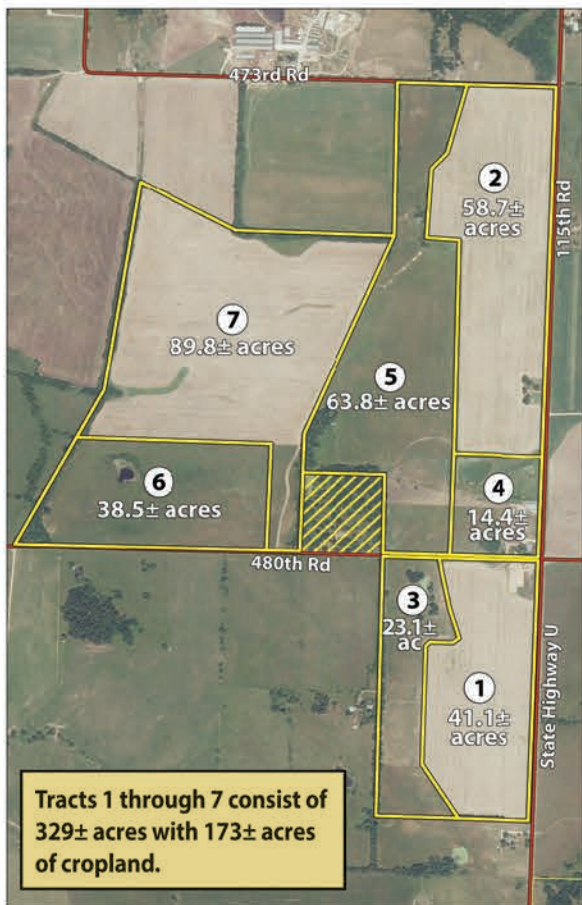


# Missouri LAND AUCTION

Bolivar, Missouri • Polk County  
 Tuesday, October 15 • 10am

# 712± Acres

offered in 12 Tracts



**TRACT 1:** Located along Hwy U and 480<sup>th</sup> Rd., Section 35. 41.1± acres with 38± acres of crop land. The predominant soil type is Bona gravely silt loam. This tract also features a 50' x 120' and 60' x 160' bunker silo with concrete sides and floors.

**TRACT 2:** Located along 115<sup>th</sup> Rd. and 473<sup>rd</sup> Rd., Section 26. 58.7± acres with 56± acres of crop land with primarily Creldon silt loam soil. This tract includes a 1,150 sq. ft. 3-bedroom, 1 bath home with a newer roof and updated windows. Great income potential with cropland and a rental house.

**TRACT 3:** Frontage on 480<sup>th</sup> Rd., Section 35. 23.1± acres consisting of pasture, several fence-line concrete feed bunks, shade for cattle, and a pond.

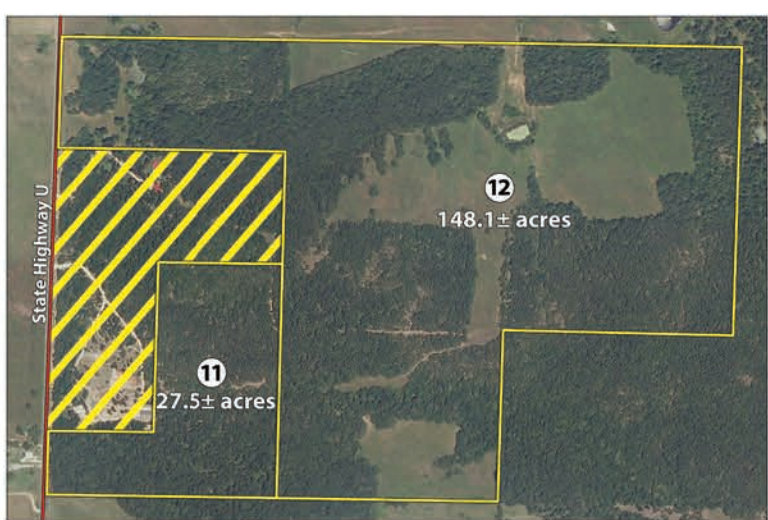
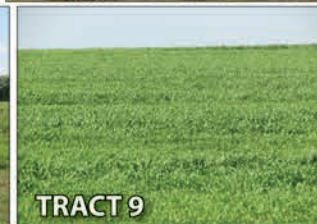
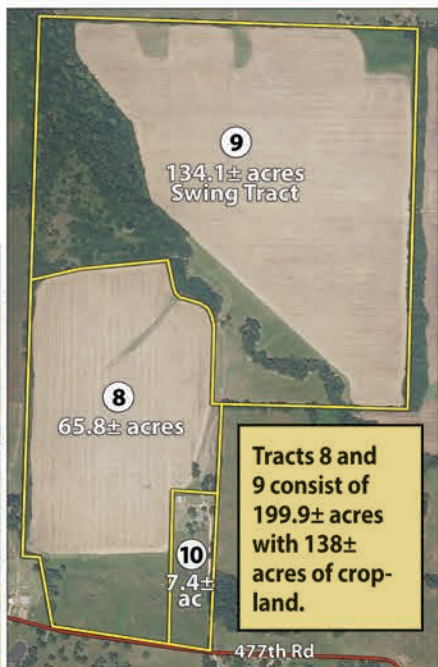
**TRACT 4:** Located at the corner of 115<sup>th</sup> Rd. and 480<sup>th</sup> Rd. in Section 26. 14.4± acres with a 5 bedroom, 2 1/2 bath, 2,860 sq. ft. brick home with a partial basement. The home features many updates including the roof, furnace, and central air. This tract also includes a 56' x 20' Double-8 Herringbone milking parlor with a 1,000 gallon Mueller bulk tank; grooved concrete; a covered holding pen; a 30,000 gallon flush tank; 2 lagoons; a 20' x 60' Harvestore; a 30' x 80' barn with head locks; pipe corrals; a 36' x 52' grainery; 3-3,500 bushel grain bins with drying floors and unload augers; a 3,800 sq. ft. open-sided machinery or hay storage building, and much more!



**TRACT 5:** Road frontage on 480<sup>th</sup> and 473<sup>rd</sup> Rd., Section 26. 63.8± acres offering a combination of shaded, fenced pasture land and quality hay ground. Consider the possibility of cultivating additional crop land with Creldon silt loam as the predominant soil type of this tract.

**TRACT 6:** Located along 480<sup>th</sup> Rd., Sections 26 and 27. 38.5± acres of hay and pasture land with a pond. Consider this tract as a possible building site with lots of character and gorgeous views.

**TRACT 7:** Frontage on 480<sup>th</sup> Rd., Sections 26 and 27. 89.8± acres with 79± acres of crop land. The predominant soil types are Barden silt loam and Creldon silt loam. Investigate these great soils and the income potential offered here.



**TRACT 11:** Frontage on North/South Hwy. U, Section 35. 27.5± acres of wooded land. Consider the potential that this wooded tract provides with its picturesque views and convenient location. Explore the possibilities of a beautiful, private building site. Enjoy the excellent recreational and hunting opportunities.

**TRACT 12:** Frontage on North/South Hwy. U, Sections 35 and 36. 148.1± acres with endless possibilities! Opportunities include hunting and recreational land with deer and turkeys in abundance, pasture land with 2 ponds, and 45± acres of open land for hay production and food plots. This tract includes a 50' wide easement with access from East/West Hwy. U.



**TRACT 8:** Frontage along 477<sup>th</sup> Rd., Sections 27 and 28. 65.8± acres with 52± acres of crop land. Bona gravely silt loam is the predominant soil type. Combine Tracts 8 and 9 for an excellent addition to any farming operation.

**TRACT 9:** SWING TRACT, Sections 27 and 28. 134.1± acres with 86± acres of crop land. Pomme silt loam and Wanda silt loam are the 2 predominant soil types. This versatile tract provides pasture and wooded land with a pond for livestock as well as highly productive crop land. Tract 9 must be bid in combination with Tract 8 or by an adjoining land owner.

**TRACT 10:** Frontage on 477<sup>th</sup> Rd., Section 28. 7.4± acres with a 2,450 sq. ft. 2-story brick home on a very private setting with mature trees and an older barn. The home has 5 bedrooms, 1 bath, a 6" well, and a newer roof.

Southwest Marion & Wishart Townships  
 Approximate annual property taxes are \$3,350

#### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 12 individual tracts, any combination of tracts and as a total 712± acre unit. There will be open bidding on all tracts (with swing tract limitations) and combinations during the auction as determined by the Auctioneer. 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, October 7, 2013, 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](http://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.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller shall provide an Informational Title Opinion to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof shall be at such buyer's sole expense. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS".

**DEED:** Appropriate deed will be delivered at closing.

**CLOSING:** Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

**POSSESSION:** Possession of the land, homes and other buildings will be delivered within 60 days after closing or upon expiration of the existing lease for the 2013 crop year, whichever is later; provided, however, the terms of sale will require Buyer to permit the current tenants to retain possession of the home on Tract 4, without payment of rent, through February 28, 2014.

**REAL ESTATE TAXES:** The Seller shall pay the 2013 real estate taxes. Buyer(s) shall assume real estate taxes beginning with the 2014 calendar year taxes.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller shall share survey expense 50:50.

**FSA INFORMATION:** Contact Auction Company for farm number and farm bases.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller if any.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**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. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company.

Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**