

Southwest Missouri - Douglas County

# Ranchland Auction

# 334± acres

Offered in 6 Tracts



## INFORMATION BOOK



TRACT 2

TRACT 1 OVERLOOKING TRACTS 2-4

## Tuesday, April 9 • 6pm Central

*Auction Held at Cold Creek Cowboy Church - Ava, Missouri*

- Beautiful Cattle Ranch Offering in Southwest Missouri
- Fenced Pastures with Great Access to Water!
- Extremely Active Wildlife & Great Hunting
- 4 Bed, 2 Bath, Ranch Home

- Homestead Potential
- 6 Miles North of Ava, Missouri
- 7 Miles South of Mansfield, Missouri
- Tracts Ranging from 23-106± Acres

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**Seller:** Lynn Walker



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
**SchraderAuction.com**

### TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 6 individual tracts, any combination of tracts, or as a total 334± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of the 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 & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) 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.

**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide a General Warranty Deed.

**CLOSING:** Estimated 45 days after auction, subject to the completion of a

new survey if needed. The balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** The buyer shall pay the real estate taxes assessed against & attributed to the purchased tracts for the calendar 2024 years.

**ACREAGE:** All boundaries are approximate & 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) & Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised & surveyed acreage's.

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

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

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in

this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**AUCTION MANAGER:** Rex D. Schrader II #2020021493

Schrader Real Estate and Auction Company, Inc. **Ph:** 800.451.2709 #2021008262

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, APRIL 9, 2024**

**334± ACRES – DOUGLAS COUNTY, MISSOURI**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,

Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, April 2, 2024.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure    Newspaper    Signs    Internet    Radio    TV    Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail    E-Mail   E-Mail address: \_\_\_\_\_

Tillable    Pasture    Ranch    Timber    Recreational    Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**334± Acres • Douglas County, Missouri**  
**Tuesday, April 9, 2024**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, April 9, 2024 at 6:00 PM (CST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, April 2, 2024**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

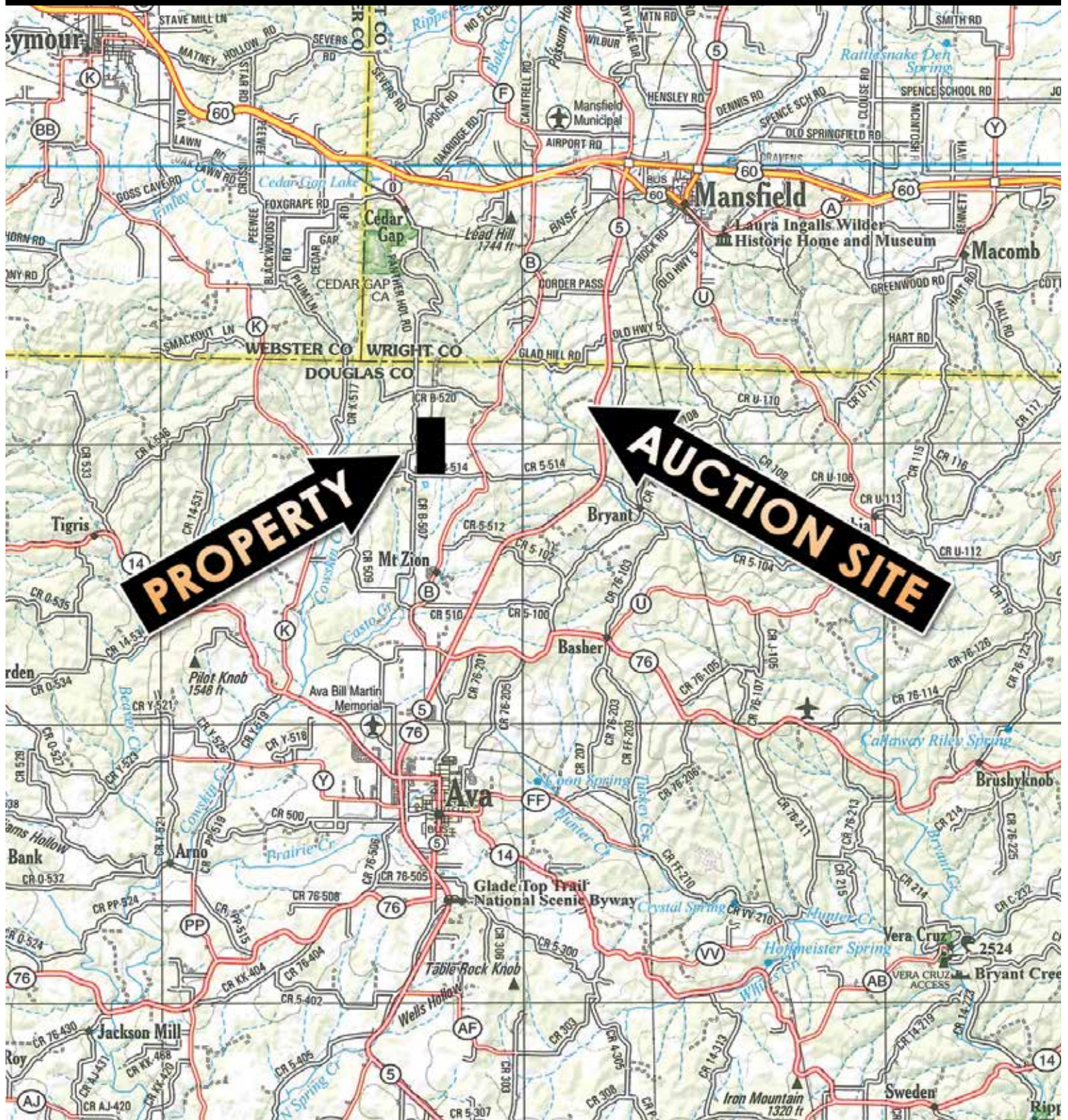
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# LOCATION & TRACT MAPS

# LOCATION & TRACT MAPS

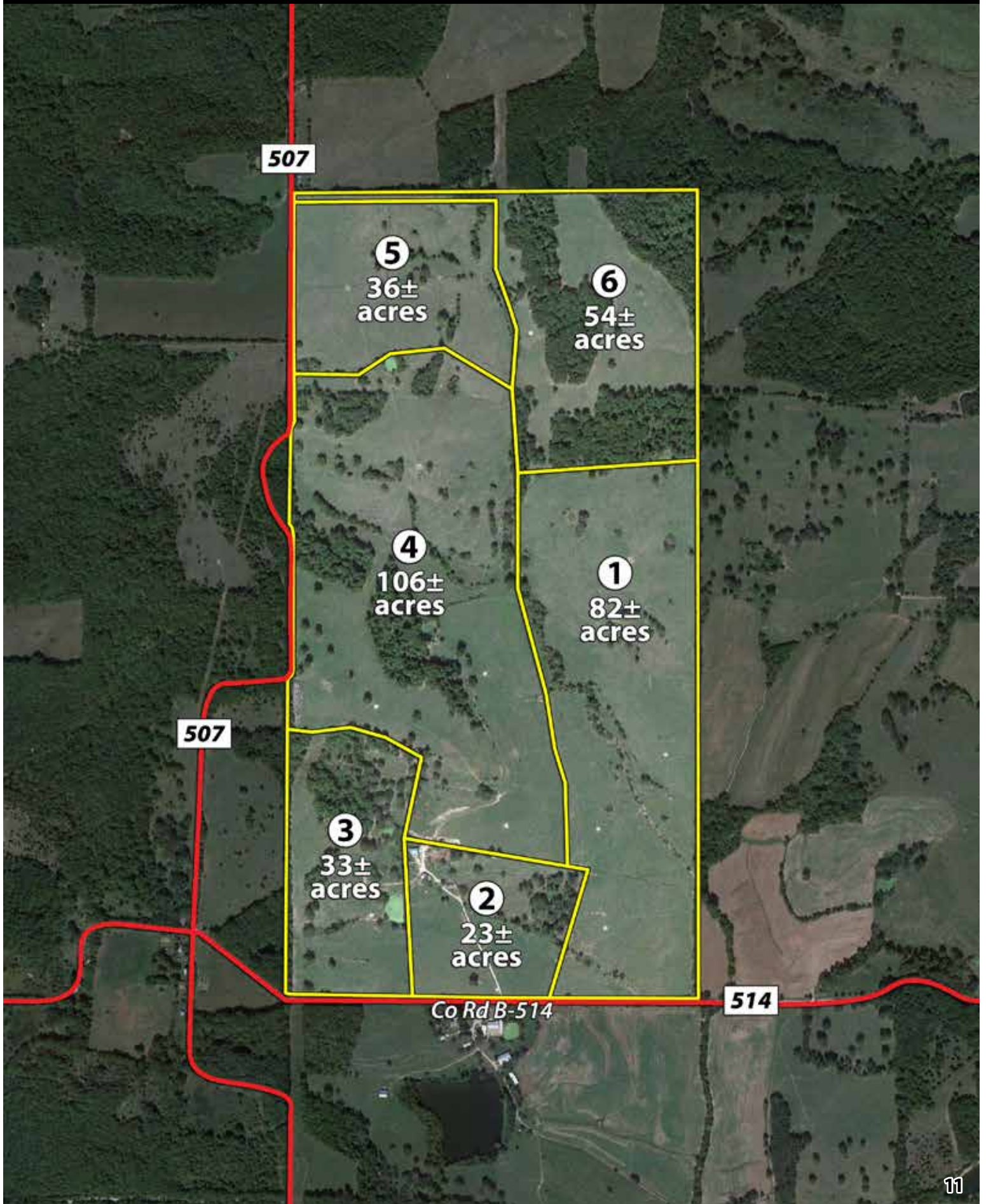


**AUCTION LOCATION:** Cold Creek Cowboy Church, 18591 N State Hwy 5, Ava, Missouri 65608

**PROPERTY LOCATION:** From the intersection of St Hwy 5 & St Hwy 14 (Springfield Rd) in Ava, travel north on St Hwy 5 for 2.3 miles to County Hwy B. Turn left (west) on County Hwy B & travel for 4.2 miles to CR B-514. Turn left on CR B-514 & property will begin on the right (north) in 1 mile.

**From the interchange of US-60 & State Hwy 5 in Mansfield,** travel south on St Hwy 5 for .3 mile to W Commercial St (County Hwy B). Turn right (west) on W Commercial St & travel for 1.8 miles to County Hwy B. Turn left (south) on County Hwy B & travel south for 5.8 miles to CR B-514. Turn right (west) on CR B-514 & the property will begin on the right (north) in 1 mile.

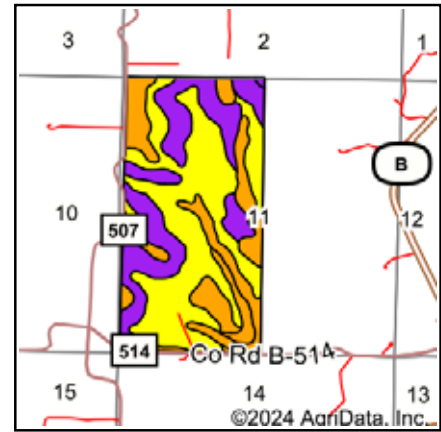
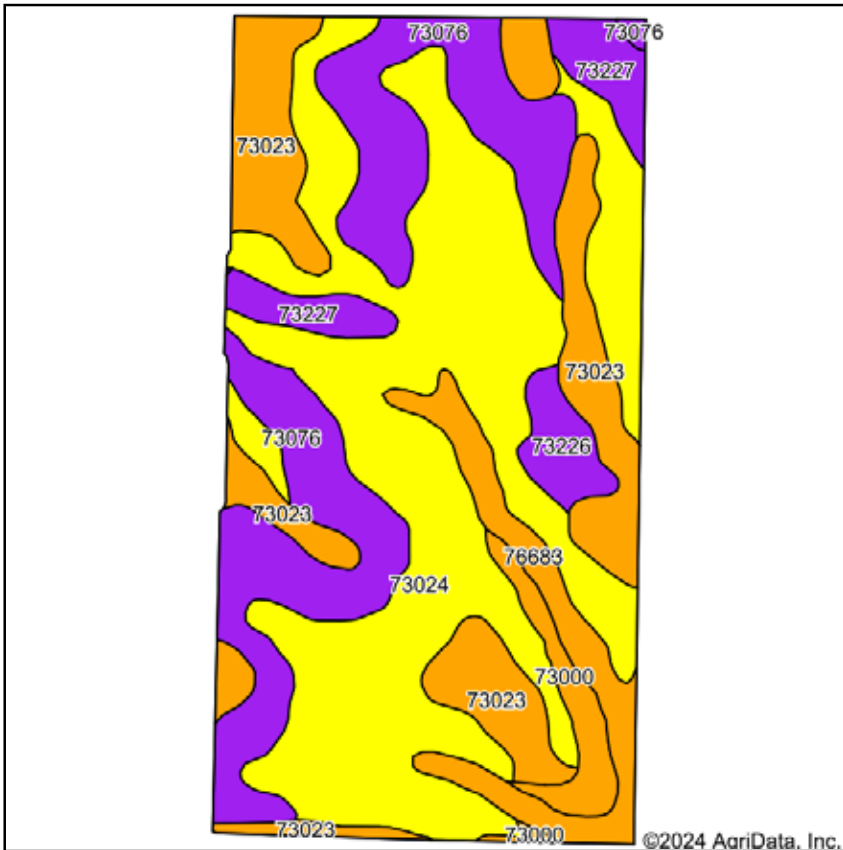
# LOCATION & TRACT MAPS





# SOIL MAP

# SURETY SOILS MAP



State: **Missouri**  
 County: **Douglas**  
 Location: **11-27N-16W**  
 Township: **Findley**  
 Acres: **325.76**  
 Date: **2/6/2024**



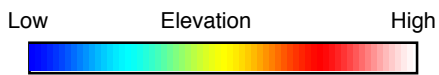
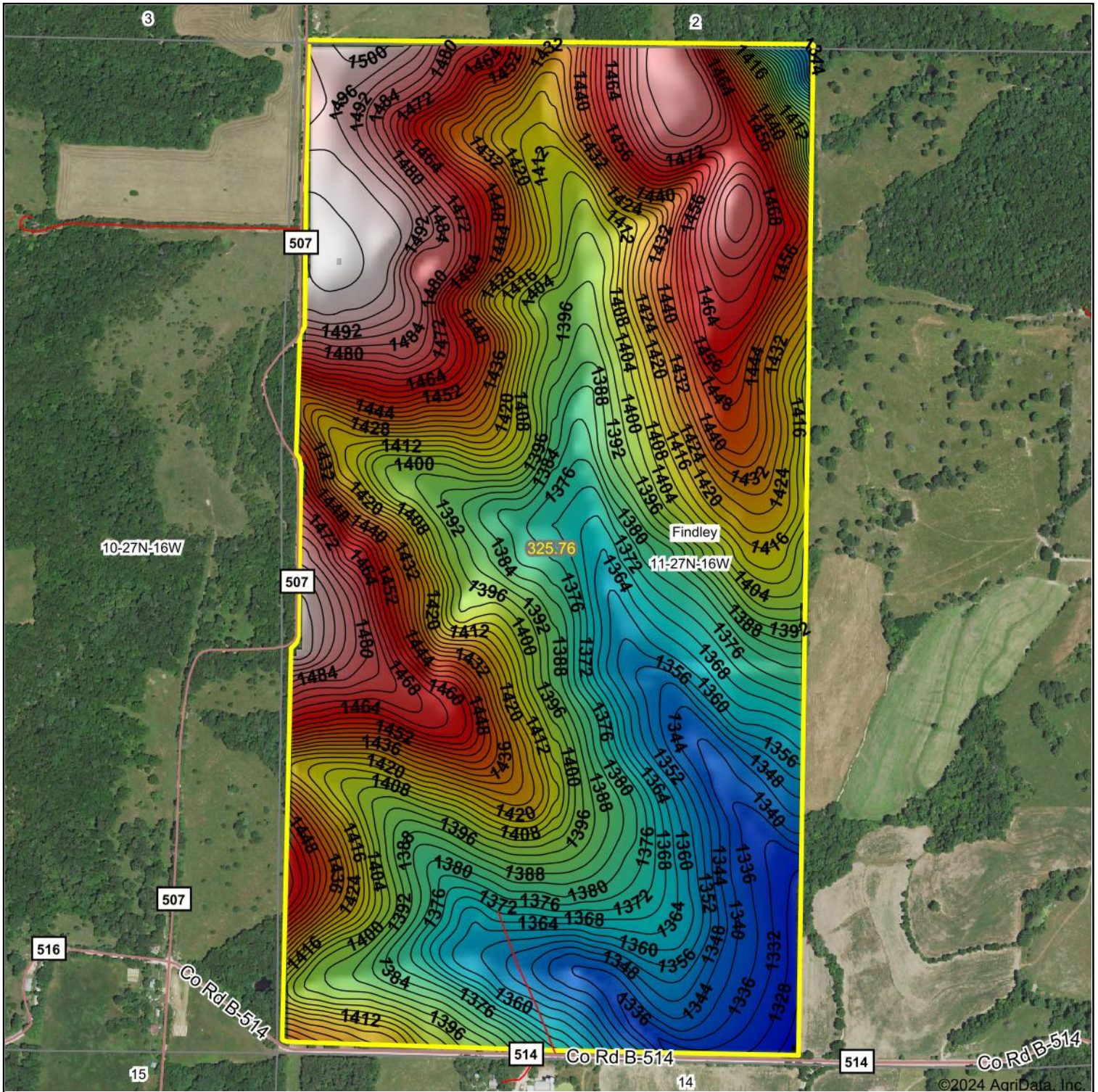
Soils data provided by USDA and NRCS.

Area Symbol: MO067, Soil Area Version: 27

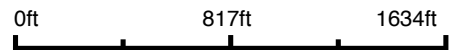
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grain sorghum Bu	Tall fescue AUM	Tall fescue red clover hay Tons
73024	Mano-Ocie complex, 8 to 15 percent slopes, stony	149.69	46.0%	Yellow	Ive				
73076	Mano-Ocie complex, 15 to 35 percent slopes, stony	68.74	21.1%	Purple	Vle				
73023	Mano-Ocie complex, 1 to 8 percent slopes	57.02	17.5%	Orange	IIle				
76683	Cedargap-Razort complex, 1 to 3 percent slopes, frequently flooded	20.35	6.2%	Brown	IIIw	55	50	6	3
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	13.05	4.0%	Purple	Vle				
73000	Pomme silt loam, 3 to 8 percent slopes	9.36	2.9%	Orange	IIle				
73226	Ocie-Gatewood complex, 3 to 15 percent slopes, stony	7.55	2.3%	Purple	Ve			3.5	
<b>Weighted Average</b>					<b>4.26</b>	<b>3.4</b>	<b>3.1</b>	<b>0.5</b>	<b>0.2</b>

# TOPOGRAPHY MAP

# TOPOGRAPHY MAP



Source: USGS 10 meter dem



Interval(ft): 4

Min: 1,319.2

Max: 1,505.3

Range: 186.1

Average: 1,414.0

Standard Deviation: 45.93 ft



2/6/2024

11-27N-16W  
Douglas County  
Missouri

Boundary Center: 37° 2' 42.65, -92° 39' 49.12



Maps Provided By:





# FENCE PLAN MAP

# FENCE PLAN MAP

Greg walker

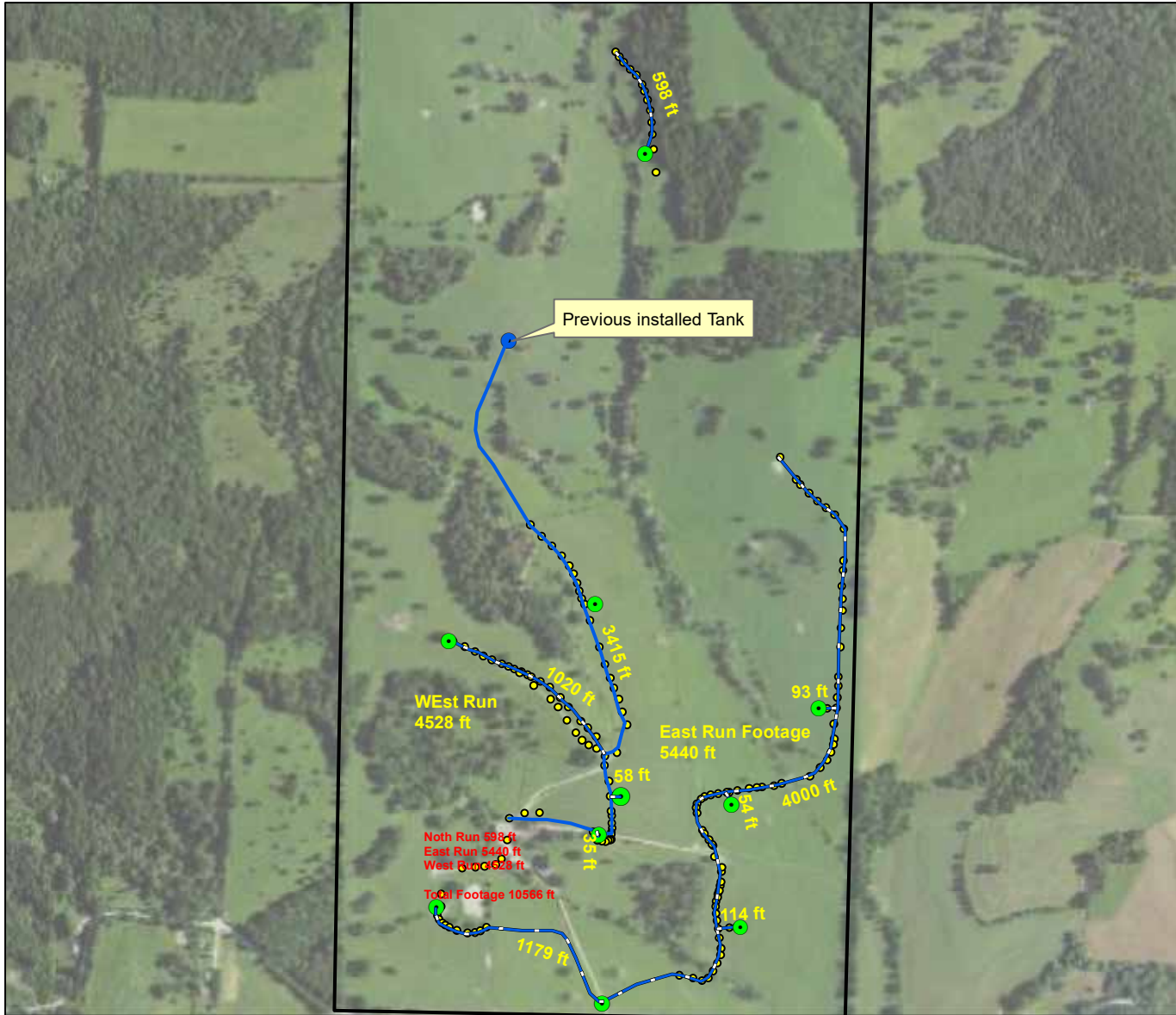
Fence Plan Map  
Farm Number 1732  
Tract 955

Douglas County



# INSTALLED PIPELINE MAP

# INSTALLED PIPELINE MAP



Designed	DWH	<Date>
Drawn	DWH	<Date>
Checked	<Name>	<Date>
Approved		

**Greg Walker GPS points**  
**EQIP 2021 Installed Pipe Line Map**  
**Douglas County, Missouri**



File Name	
Drawing Name	
Sheet	of

# TAX INFORMATION

# TAX INFORMATION

## Parcel Info

PARCEL ID	06-0.1-11-000-000-002.000
NAME	WALKER, GREGORY K & ETAL
MAILING ADDRESS	RR 1 BOX 323 AVA, MO 65608-0000
PHYSICAL ADDRESS	13299 CO RD B-514

## Taxes

TAX YEAR	OWNER NAME	VALUATION	BASE TAX AMOUNT	AMOUNT PAID/AMOUNT DUE	DATE PAID	PRINT
2019	WALKER, GREGORY K & ETAL	24,210	\$ 846.30	\$ 846.30	12/30/2019	<a href="#">Print Rec/Statement</a>
2020	WALKER, GREGORY K & ETAL	24,210	\$ 844.84	\$ 844.84	12/10/2020	<a href="#">Print Rec/Statement</a>
2021	WALKER, GREGORY K & ETAL	26,100	\$ 895.67	\$ 895.67	12/08/2021	<a href="#">Print Rec/Statement</a>
2022	WALKER, GREGORY K & ETAL	26,100	\$ 896.98	\$ 896.98	12/29/2022	<a href="#">Print Rec/Statement</a>
2023	WALKER, GREGORY K & ETAL	27,950	\$ 963.30	\$ 963.30	11/29/2023	<a href="#">Print Rec/Statement</a>

# PRELIMINARY TITLE

# PRELIMINARY TITLE

## INFORMATIONAL COMMITMENT

Informational Commitment No.: AS2402002

1. Commitment Date: March 1, 2024 at 8:00 a.m.

Prepared for: Schrader Real Estate and Auction Company, Inc.  
Any Inquiries should be made to:

MCT Title Services LLC dba Mill Country Title  
307 Springfield Road  
Ava, MO 65608  
417-683-1907 Fax: 417-683-1908

2. Policy (or policies) to be issued:

(a) ALTA Owners Policy (07-01-21)

Policy Amount:  
TBD

\$TBD

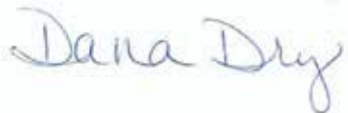
Proposed Insured:

3. Fee Simple interest in the Land described in this Commitment is owned, at the Commitment Date, by:

Gregory K. Walker and Lynn A. Walker, husband and wife (2/3 interest)  
Jerry K. Walker and Betty J. Walker, husband and wife (1/3 interest)

4. The Land referred to in this Commitment is described as follows:

The W1/2 of Section 11, Township 27, Range 16, Douglas County, Missouri.



Dana Dry  
MCT Title Services, LLC dba Mill Country Title



# PRELIMINARY TITLE

## PRELIMINARY REQUIREMENTS (TBD UPON SALE)

We require an order from the court of the approval of the sale of said property from the Estate of Betty J. Walker, deceased, be recorded in the office of the Douglas County Recorder, Missouri. (Case #92C01-2110-EU-000085, Whitley County Circuit Court, State of Indiana)

A Personal Representative's Deed from Susan C. Wood and Douglas K. Walker, as Personal Representatives of the estate of Betty J. Walker, deceased, conveying the Estate's 1/3 interest to said property to be insured to TBD .

A Warranty Deed from Lynn A. Walker, single and surviving spouse of Gregory K. Walker, who died on August 22, 2023 in Douglas County, Missouri , conveying 2/3 interest to said property to be insured to TBD.

## EXCEPTIONS

Informational Commitment No: AS2402002

Informational Purposes Only:

Taxes are marked paid for 2023 and prior years.

Parcel No.: 06-0.1-11-000-000-002.000, (2023 amt.: \$963.30)

Subject to electric line right-of-way easement to Sho-Me Power Corporation, recorded in Book 224, Page 525-526, recorder's office, Douglas County, Missouri.

Subject to the right-of-way of County Road B-514 and County Road B-507 and any encroachments or limitations it may make on the subject property.

We require an order from the court of the approval of the sale of said property from the Estate of Betty J. Walker, deceased, be recorded in the office of the Douglas County Recorder, Missouri. (Case #92C01-2110-EU-000085, Whitley County Circuit Court, State of Indiana)

This information commitment is not an abstract or opinion of title, nor is it a commitment to insure title. This commitment is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specific amount and identifying the proposed insured.

# PRELIMINARY TITLE



307 Springfield Road  
Ava, MO 65608  
Phone: 417-683-1907 Fax: 417-683-1908

## INVOICE

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Bill To: Schrader Real Estate and Auction Company, Inc.

Deliver To: Drew Lamle

---

March 5, 2024

RE: Buyer: TBD

Seller: Gregory K. Walker and Lynn A. Walker, husband and wife  
Jerry K. Walker and Betty J. Walker, husband and wife

---

Search and Examination

\$150.00

TOTAL:

\$150.00

**THANK YOU!!**

LEGAL DESCRIPTION:

SECTION: 11

TOWNSHIP: 27 N

RANGE: 16 W

Douglas County, Missouri

\*\*\*Additional charges will apply if title company performs closing\*\*\*

Please direct payment to MCT Title Services LLC dba Mill Country Title and reference File No. AS2402002 on remittance.

All invoices due within 30 days.

# PHOTOS

# PHOTOS



# PHOTOS



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