

ONLINE AUCTION



HARRISON COUNTY LAND AUCTION

81+/- ACRE RECREATION FARM. INCOME FROM CRP, HUGE POND, EXCELLENT BUILDING SITE

BIDDING OPEN 02/17/2023 - 02/24/2023



PremierLandSales.com

DENNIS PRUSSMAN

Missouri Land Pro & Auctioneer

816-262-6178

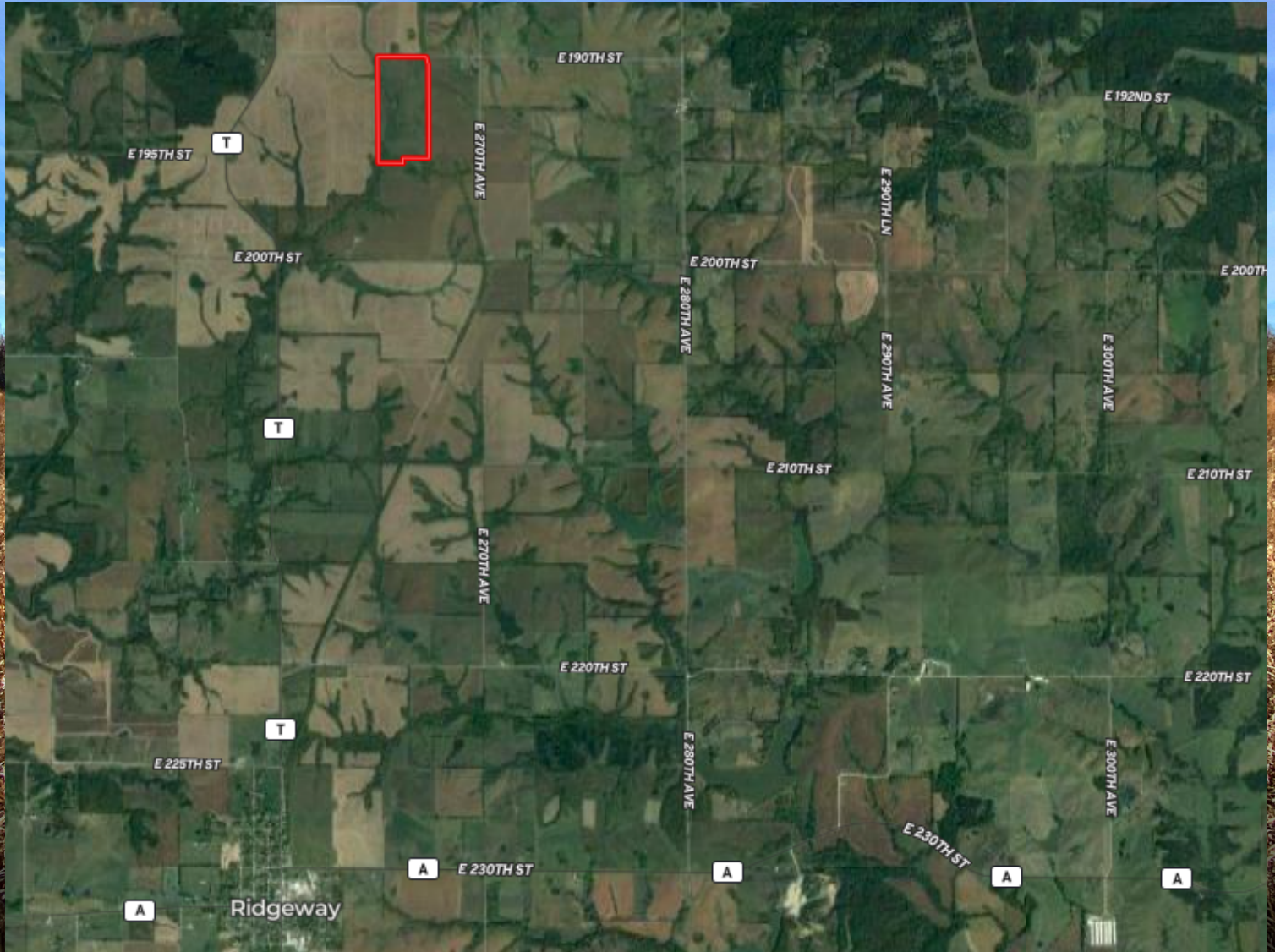
United Country Property Solutions, LLC 816-232-7160

United
Country
Real Estate

Property
Solutions, LLC

PROPERTY LOCATION

From Ridgeway, MO head North on MO-T. Turn East on East 190th St.
Property sits on South side of 190th.



PremierLandSales.com

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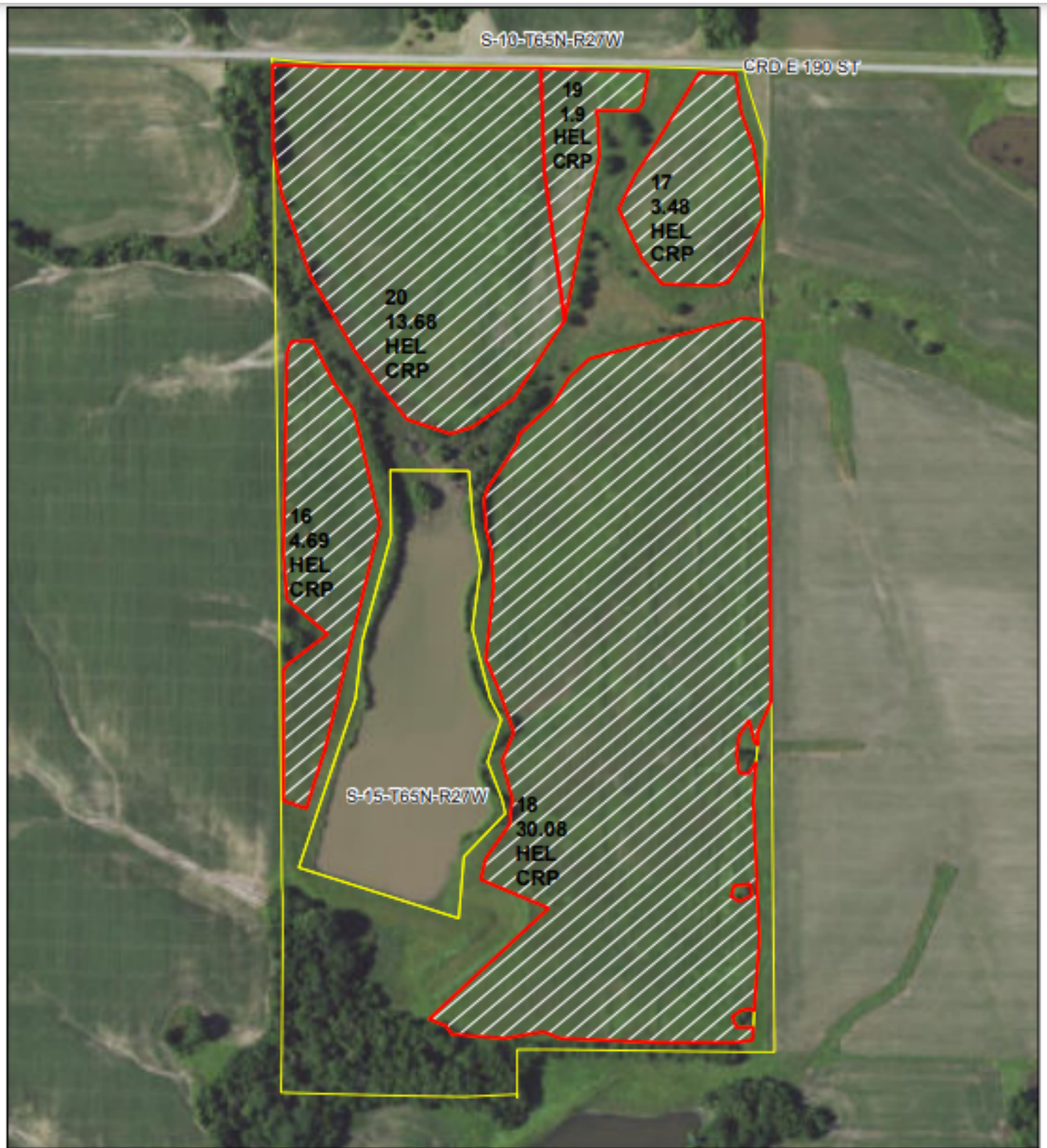
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**Property
Solutions, LLC**

FSA AERIAL



All Measurements are
For FSA Programs Only

Harrison Co. FSA

1:4,100

Program Year: 2023

Created: 11/2/2022

Flown: 2022-6-28



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps)

C=Com-YEL-GR ALF=Alfalfa-FG
 SB=Soybean-COM-GR AGM=MIXFG-AGM-FG
 HRW=Wheat-HRW-GR LGM=MIXFG-LGM-FG
 SRW=Wheat-SRW-GR RCH=Clover-Red-FG
 MILO=Sorgh-GRS-GR H=MIXFG-IGS-FG
 O=Oats-SPG-GR P=MIXFG-IGS-GZ
 GLS=MIXFG-IGS-LS TP=Timber Pasture
 All Fields Are NON-Irrigated
 *Unless noted on Map

- clu
- crp
- plss

Farm 8609
Tract 1980

PLAT



Property Solutions, LLC

Dennis Prussman

Missouri Land Pro

816-262-6178

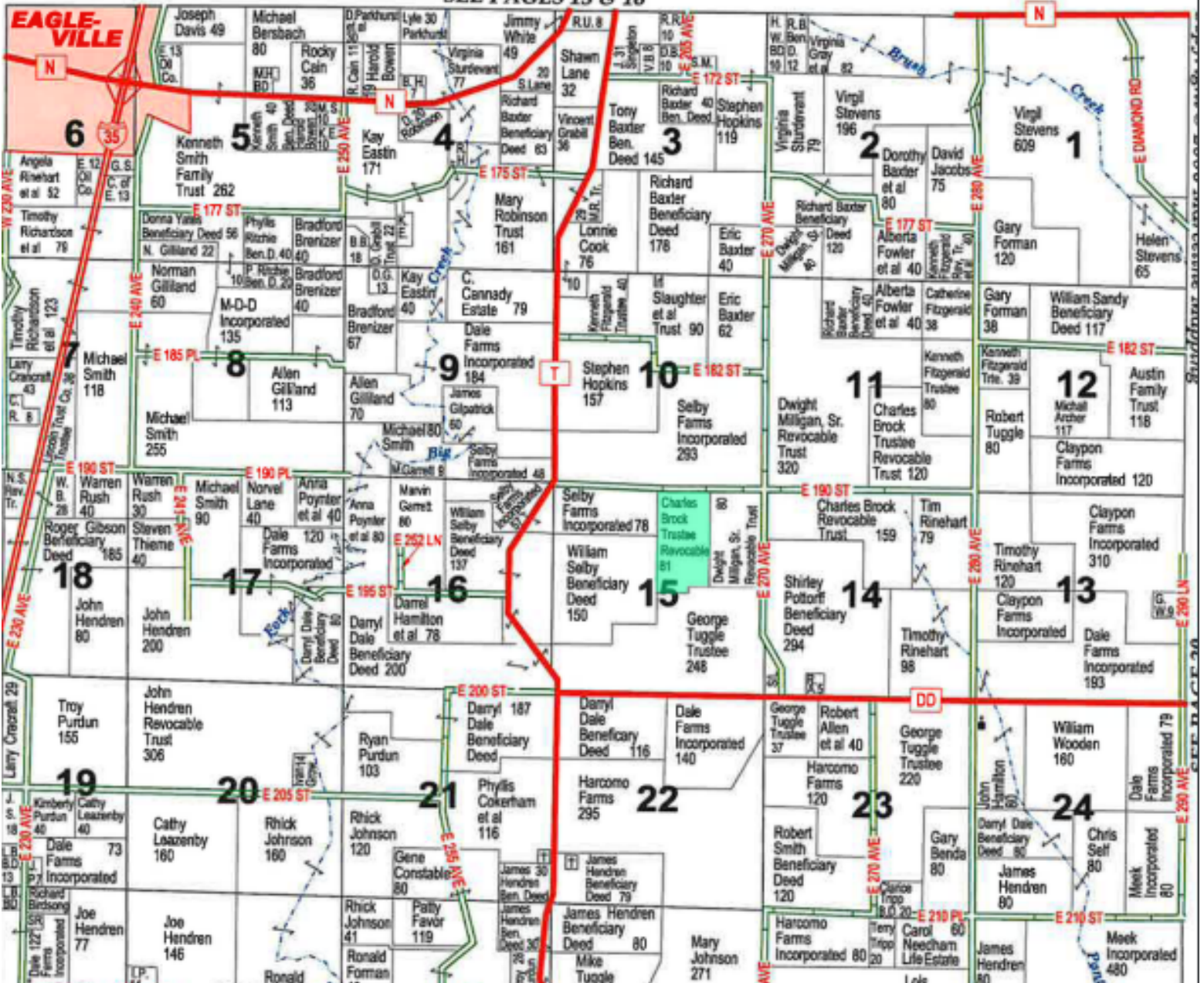
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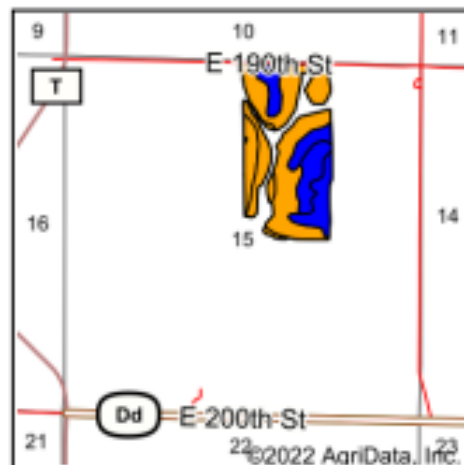
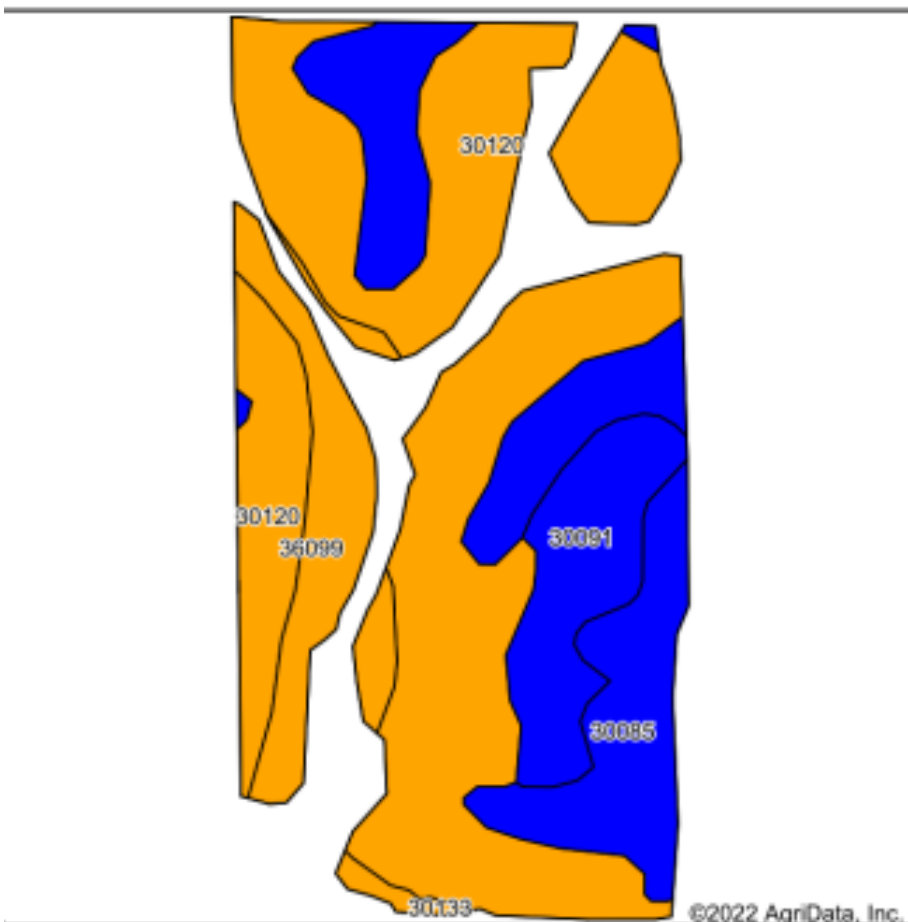
TOWNSHIP 65N • RANGE 27W

MARION

SEE PAGES 15 & 16



SOIL MAP



State: **Missouri**
 County: **Harrison**
 Location: **15-65N-27W**
 Township: **Marion**
 Acres: **65.94**
 Date: **12/29/2022**

United Country
 Property Solutions, LLC

Maps Provided By
surety
 CUSTOMER'S ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO081, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	36.83	55.9%		llle	5	8		7	8	7	8	69	67	58
30085	Grundy silt loam, 2 to 5 percent slopes	15.34	23.3%		lle								74	74	63
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	7.07	10.7%		lllw				8	7	8	9	67	67	57
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	6.58	10.0%		lle								73	73	65
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	0.12	0.2%		llle								58	58	46
Weighted Average						2.67	2.8	4.5	4.8	5.2	4.8	5.4	*n 70.3	*n 69.2	*n 59.7

*n: The aggregation method is "Weighted Average using all components"

'c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

EZ156

Missouri
Harrison
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 8609
Prepared: 1/5/23 1:21 PM
Crop Year: 2023
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
[REDACTED]		2022 - 112

Farms Associated with Operator:
None

ARC/PLC G/M/F Eligibility: Eligible

CRP Contract Number(s): 11832

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
82.13	53.83	53.83	0.0	0.0	0.0	53.83	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	0.0	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN, SORGH	NONE	NONE	NONE	NONE	NONE

Tract Number: 1980 Description K5 S15 T65 R27

FSA Physical Location : Harrison, MO ANSI Physical Location: Harrison, MO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
82.13	53.83	53.83	0.0	0.0	0.0	53.83	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	0.0	0.0	0.0	0.0		

Owners: [REDACTED]

Other Producers: None

EAST FORK OF BIG CREEK WATERSHED EASEMENT

By *Lisa Lee, Deputy*

REC010105



Harrison County Recorder C. Sherece Elvins
FEE BOOK 2008-12156 2/25/2008 @ 03:59PM
FAS Easement Book: 655 Page: 33 #: 2
Total Fees: \$27.00

EASEMENT

Grantor: Charles H. Brock Revocable Living Trust, Charles H. Brock, trustee of 1203 Iron Warrior Lane, Ballwin, MO. 63011

Grantee: East Fork of Big Creek Watershed District of BETHANY, MO.

For and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is acknowledged. On this 20th day of Febr., 2008 The Grantor, does hereby grant, bargain, sell, convey and release unto the Grantee, it's successors and assigns, an EASEMENT in, over and upon the following described land situated in the County of HARRISON, State of Missouri, to wit:

All of the West Half of the Northeast Quarter (NE ¼) of Section Fifteen (15), and also Two (2) acres in the Northwest corner of the Northwest Fourth (1/4) of the Southeast Quarter (SE ¼) of Section Fifteen (15), in Township Sixty-five (65) North, Range Twenty-seven (27) West of the fifth (5th) Principal Meridian, all in Harrison County, Missouri

For the Purpose of: The Construction of a Dam and/ or the Impoundment of Water, either or both. For or in connection with the construction, operation, and the inspection of a floodwater retarding structure designated as site **E-58** in the plans for the East Fork Big Creek Watershed Project, to be located on the above described land; for the flowage of any waters in, over, upon or through such structure; and for the permanent storage and temporary detention, either or both of any waters that are impounded, stored or detained by such structure (dam).

1. This easement includes the right of ingress or egress for survey, construction, inspection, and maintenance of such dam, at any time, over and upon the above-described land of the Grantor.
2. There is reserved to the Grantor, his heirs and assigns, the right and privilege to use the above described land of the Grantor at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment of the Grantee, its successors or assigns, of the rights and privileges herein granted. The Grantor may not modify the structure (dam) without proper authorization from the Grantee.

EAST FORK OF BIG CREEK WATERSHED EASEMENT

EASEMENT CONTINUED

Grantor: Charles H. Brock Revocable Living Trust, Charles H. Brock, trustee of 1203 Iron Warrior Lane, Ballwin, MO. 63011

Grantee: East Fork of Big Creek Watershed District of BETHANY, MO.

3. The Grantee is responsible for operating and maintaining the above described works of improvement.

TO HAVE AND TO HOLD the aforesaid easement in, over and upon the above described land and appurtenances thereto belonging or anywise appertaining, unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF the Grantor has executed this instrument on the

20 day of Febr, 2008.

Charles H Brock

Charles H. Brock, Trust by Charles H. Brock, Trustee

NOTARY

STATE OF MISSOURI:
COUNTY OF HARRISON:

On this 20 day of Febr, 2008 before me, the undersigned, a Notary Public, duly commissioned and qualified in said county, personally came

Charles H. Brock

to me known to be the identical person, or persons whose name is, or names are, affixed to the foregoing instrument and acknowledged the execution thereof to his, her, or their voluntary act and deed.

WITNESS my hand and Notary seal the day and year last above written.

Jean M. Rothman

Notary Public

My commission expires the 6 day of 17 2010.

Page 2 of 2



PROPERTY FEATURES

- Huge 7.5 Acre Pond
- Income From CRP
- Nice Building Sites
- Income From Hunting Lease
- Multiple Recreational Opportunities
- Half a Mile From Blacktop Highway
- Rural Water Located at Road
- Electricity Nearby
- Close to Interstate 35 in North Missouri
- 1.5 Hours South of Des Moines
- 1.5 Hours North of Kansas City



REALTREE
UNITED COUNTRY
HUNTING PROPERTIES



**Property
Solutions LLC**

AUCTION TERMS

AUCTION TIMELINE:

FEB 17, 2023 BID OPENING

FEB 24, 2023 BID CLOSING BEGINS AT 10 AM

MAR 24, 2023 CLOSE AT THE TITLE COMPANY

AUCTION TERMS & CONDITIONS:

BUYER TO HONOR AND ASSUME THE EXISTING CRP CONTRACT AND ALL REQUIREMENTS ASSOCIATED WITH THE CONTRACT. 2023 CRP PAYMENT TOTALING \$8,359 TO BE PRORATED TO THE TIME OF CLOSING. PRORATION TO BE BASED ON A FISCAL YEAR OCTOBER 1, 2022 TO SEPTEMBER 30, 2023.

BUYER TO HONOR AND ASSUME EXISTING HUNTING LEASE. FARM IS LEASED FOR HUNTING THROUGH JANUARY 15, 2026 FOR \$1,100 ANNUALLY. RENT IS DUE EACH YEAR BEFORE JANUARY 1. SELLER TO RETAIN 100% OF RENT ALREADY RECEIVED FOR 2023.

DEER STANDS ARE THE PROPERTY OF THE PERSONS LEASING THE FARM FOR HUNTING.

BIDDING WILL END WITH A SOFT CLOSE, MEANING THAT A BID IN THE FINAL MINUTES WILL EXTEND THE BIDDING BY APPROXIMATELY 5 MINUTES.

ALL BIDS ARE PLACED ON A PER ACRE BASIS (YOUR BID TIMES THE TOTAL ACRES). BIDDERS WILL BE REQUIRED TO REGISTER AND SIGN TERMS/CONDITIONS BEFORE BIDDING ON THE AUCTION. THE SUCCESSFUL HIGH BIDDER, UPON COMPLETION OF THE REAL ESTATE AUCTION, MUST COMPLETE AND SIGN A PURCHASE AGREEMENT AND RENDER 10% OF THE PURCHASE PRICE (EARNEST MONEY) AS A NON-REFUNDABLE DEPOSIT IN THE FORM OF A PERSONAL CHECK, BUSINESS CHECK, CERTIFIED FUNDS OR WIRE PAYABLE TO CLOSING COMPANY. BALANCE DUE AT FINAL CLOSING.

UNITED COUNTRY PROPERTY SOLUTIONS LLC MUST RECEIVE A SIGNED COPY OF THE CONTRACT (HAND DELIVERED, FAXED, OR SCANNED AND EMAILED) WITHIN 24-HOURS AFTER THE BUYER HAS BEEN NOTIFIED THAT THE SELLERS HAVE ACCEPTED HIS OR HER BID.

THE SELLERS SHALL HAVE THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS. ONCE ACCEPTED, THIS AGREEMENT SHALL BE BINDING ON THE PARTIES AND THEIR SUCCESSORS AND ASSIGNS.

THIS AGREEMENT IS NOT SUBJECT TO FINANCING, INSPECTIONS, OR OTHER CONTINGENCIES OR DELAYS TO THE CLOSING FOR SUCH REASON. OUT OF AREA PERSONAL CHECKS MUST BE WITH THE APPROVAL OF THE AUCTION COMPANY PERSONNEL. ANYONE NOT KNOWN BY THE AUCTION COMPANY OR SELLERS MAY BE REQUIRED TO SHOW PROOF OF BANK LETTER OF CREDIT. SALE IS NON-CONTINGENT; FAILURE TO CLOSE WILL RESULT IN FORFEITURE OF THE EARNEST MONEY. BUYER MUST SECURE THEIR OWN NECESSARY FINANCING APPROVAL PRIOR TO THE AUCTION. SALE IS SUBJECT TO OWNER CONFIRMATION AND RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND/OR ALL BIDS. THE PROPERTY IS SOLD "AS IS, WHERE IS" AND NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED CONCERNING THE PROPERTY IS MADE BY THE SELLER OR AUCTION COMPANY. PLEASE INSPECT THE PROPERTY BEFORE BIDDING. SELLERS AND/OR THE AUCTION COMPANY DO NOT GUARANTEE ACRES. TAXES WILL BE PRORATED TO THE DAY OF CLOSING. GUARANTEED MARKETABLE PROPERTY TITLE TO PROSPECTIVE BUYER.

SELLER SHALL PROVIDE AN OWNER'S POLICY OF TITLE INSURANCE IN THE AMOUNT OF THE PURCHASE PRICE AND SHALL EXECUTE A PROPER DEED CONVEYING THE REAL ESTATE TO THE BUYER. NEW OWNERS WILL BE GRANTED POSSESSION OF THE PROPERTY AT TIME OF CLOSING. SALE SHALL INCLUDE ALL MINERAL RIGHTS OWNED BY THE SELLER IF ANY. PROPERTY IS SOLD BASED ON THE LEGAL DESCRIPTION. ALL INFORMATION CONTAINED IN THIS BROCHURE AND ALL RELATED MATERIALS ARE SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE PURCHASE AGREEMENT. UNDER NO CIRCUMSTANCES SHALL BIDDER HAVE ANY KIND OF CLAIM AGAINST UNITED COUNTRY PROPERTY SOLUTIONS LLC, SELLERS, OR ANY PARTY IF THE INTERNET SERVICE FAILS TO WORK CORRECTLY BEFORE OR DURING THE AUCTION. THE INFORMATION IS BELIEVED TO BE ACCURATE; HOWEVER, NO LIABILITY FOR ITS ACCURACY, ERRORS OR OMISSIONS IS ASSUMED. ALL LINES DRAWN ON MAPS, PHOTOGRAPHS, ETC. ARE APPROXIMATE. BUYERS SHOULD VERIFY THE INFORMATION TO THEIR SATISFACTION. THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES PERTAINING TO THIS PROPERTY. BOTH REAL ESTATE (INCLUDING ALL IMPROVEMENTS, IF ANY) IS BEING SOLD AS IS, WHERE IS WITH NO WARRANTIES EXPRESSED OR IMPLIED. PLEASE MAKE ALL INSPECTIONS AND HAVE FINANCING ARRANGED PRIOR TO THE END OF BIDDING.

REGISTER TO BID

- Head Over To www.PremierLandSales.com
- Click The Auction link: 81+/- Acre Recreation Farm with Income from CRP, Huge Pond, Excellent Building Site...
- Click the Register & Bid Link



Leader in ONLINE LAND AUCTIONS



www.PremierLandSales.com



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