

LINNEMAN LAND AUCTION

GLASGOW - AHOLT - FORREST GREEN AREA

Wednesday, March 27th, 2019 at 11a.m.

Auction will be held at the location of Tract #2 near the cattle feeding facility



REAL ESTATE TERMS: The real estate will be sold promptly and 11:00a.m. at the location of tract #2 near the cattle feeding facility. Tract #1 will be sold first followed by Tract #2 and then Tract #3. Each tract will remain sold upon the sellers' confirmation. Each tract will be sold by the acre for the convenience of the auction, however; the buyer will enter a contract for the whole purchase price based on the acreage listed for each tract. Please note, acreage is estimated and the legal description on updated abstract or title insurance is to govern and does not have an impact on purchase price.

DOWN PAYMENT: For each tract of land the buyer will provide a \$25,000 (non-refundable) down payment upon signing the contract for the sale of real estate immediately following the acceptance of the final bid. Acceptable forms of payment include a personal check with bank letter or certified funds. The remaining balance will be due at closing in 45 days or less.

Visit our website for a complete list of auction terms.

Tract 1: 51 Acres m/l situated along the old & new channels of the Chariton River in Sections 19, 20 & 29, Township 52N, Range 17W of Chariton County. This acreage is 78% tillable with the remaining balance in flood protection levee. The property is accessed by a field road to the north of the property along the levee in which the property soils are protected. Soils consist primarily of Tice silt loam, Tina silt loam, and Carlow silty clay.

Directions: North of Glasgow on Hwy 5, take a left on French Rd. approximately 1 mile to the field road that runs to the south to then along the levee to the property. This is a private field road so please make arrangements to access this property. It is not permissible to drive on the levee. The property must be accessed via the private field road.



Tract 2: 69 acres m/l situated north and west of Doxie Ave. in Sections 21 & 28, Township 52N, Range 17W of Chariton County. This acreage is 68% tillable. The tillable acreage consists of creek bottom to the north which slopes up to upland and then to pasture. There is 5.56 acres of pasture and the remaining acreage is in woods and building site. The building site consists of an older Harvestore cattle feeding set-up surrounded by the pasture. The Doxie Creeks makes up the northern border of the property. Soils consist of Menfro silt loam, Knox silt loam, and Carlow silty clay.



Tract 3: 72 acres m/l situated southeast of Doxie Ave. in Sections 28 & 29, Township 52N, Range 17W of Chariton County. This acreage is approximately 52% tillable with one bottom field and two upland fields. The remaining acreage is woods. Soils consist primarily of Nodaway silt loam and Knox silt loam. The upland of this acreage has a panoramic view of the bottoms along Hwy 5 and would make an excellent building site. The Doxie Creek snakes through the property adding to the diversity of this

Directions to Tract 2 & 3: North of Glasgow on Hwy 5, take a right on Doxie Ave. Tracts 2 & 3 begin just past the Doxie Creek Bridge with Tract 2 lying on the North and East side of Doxie Ave and Tract 3 on the Southwest side of Doxie Ave.

Sellers: The Heirs of Pattie Linneman

Visit our website for more information, photos, and complete list of auction terms

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