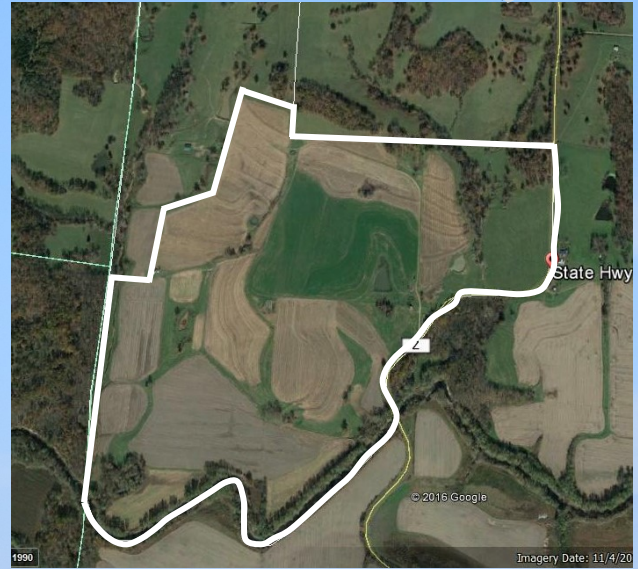
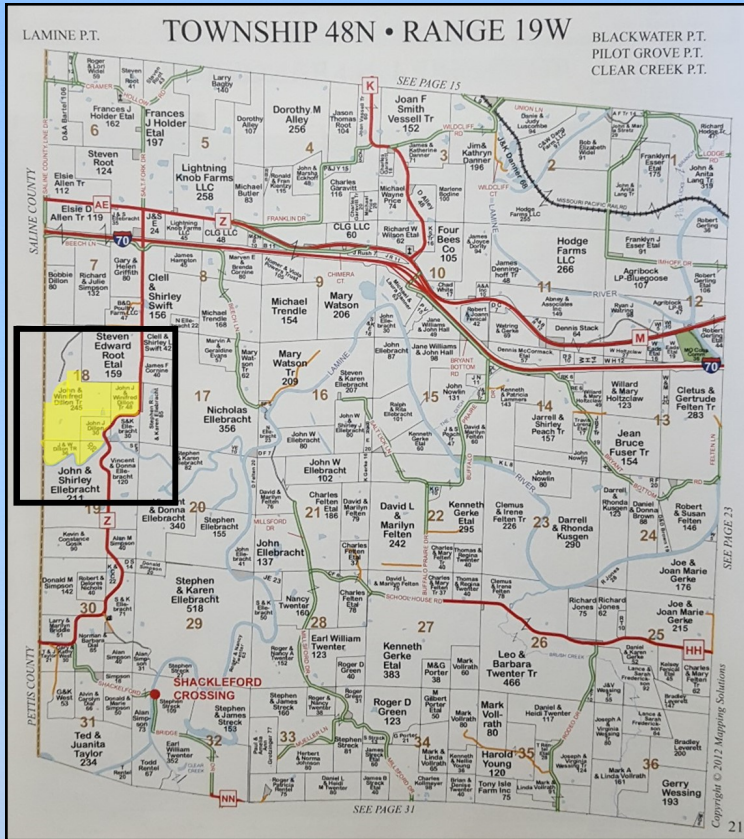


COOPER COUNTY LAND & FARM MACHINERY AUCTION

Highway Z Blackwater, MO



262 Acres +/-

Saturday, December 3rd 2016 10a.m.

John & Winifred Dillon Trusts & The Estate of John J. Dillon

www.martinauctioncompany.com



Cody Martin
660-888-3460

Teresa Martin
660-888-9518

Terry Quinlan
660-888-9493



COOPER COUNTY LAND & FARM MACHINERY AUCTION

Saturday, December 3rd, 2016 at 10a.m. - Real Estate Sells at 11a.m.
Sellers: John & Winifred Dillon Trusts and John J. Dillon Estate

Auctioneer's Note: John Dillon spent his whole life farming in Cooper and Saline Counties and was well known for his involvement and success with the American Angus Association. He put together this farm and fine line of early & late model farm machinery, livestock equipment, and farm related items. Please plan to attend. **Special Note:** Online bidding will be made available for the real estate and some of the farm machinery at BidSpotter.com.

REAL ESTATE – Real Estate Sells at 11a.m.

262 acres more or less located south of I-70 on Highway Z in Blackwater, MO situated in Township 48N, Range 19W, Sections 18 & 19 of Cooper County to be offered in its entirety. There are 217.6 FSA tillable acres that have been previously planted in a corn, soybean, and wheat rotation with a slow progression returning the farm back to hay & pasture. All farm land was fallow in 2016 crop season with the exception of the established pasture tract in the northeast corner of the farm. The farm has been improved with terraces and water ways as well as perimeter fences and cross fences. There is approximately 1¼ miles of road frontage along Hwy Z along the eastern border and the southern border is made up by the Heath Creek. For more information or property showing please contact Cody Martin at 660-888-3460 or Teresa Martin at 660-888-9518.

Real Estate Terms: \$50,000 down day of sale (non-refundable) in the form of personal check with bank letter or certified funds to be held in escrow at Cooper County Land & Title. Balance due at closing within 45 days. There will be a 3% buyer's premium applied to the final purchase price that will be collected at closing. The property will be sold absolute.

REAL ESTATE CONDITIONS: Please note the real estate will be sold at 11:00a.m.. The property will be sold ABSOLUTE.

Directions: From I-70E take exit #89 towards Blackwater. Go West on Hwy Z. Turn Left to stay on Hwy Z crossing over I-70. Continue 2 miles to auction. From I-70W take exit #84 towards Blackwater. Go East on CoRd AE. Turn Right onto Z Hwy and cont. to auction. Watch for signs day of sale.

PERSONAL PROPERTY

TRACTORS & COMBINE - HAY EQUIPMENT - FARM IMPLEMENTS & MACHINERY -
TRUCK & TRAILERS - LIVESTOCK EQUIPMENT - FARM RELATED ITEMS -
HOUSEHOLD ITEMS & FURNITURE - JEWELRY

Visit Website for a Complete Listing and Photos of Personal Property

AUCTION TERMS: Cash, valid check, Master Card/Visa (5% convenience fee) with proper ID. Not responsible for accident, theft or errors in advertising, statements made day of auction take precedence over ads and printed material. For additional info go to www.martinauctioncompany.com or call Cody at 660-888-3460.

Real Estate Terms

Procedure: Real Estate will be sold promptly at 11:00a.m. The property will be sold absolute.

Down Payment: The buyer will provide a \$50,000 (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. There will be a 3% buyer's premium applied to the final purchase price that will be collected at closing. Please note, successful bidding at the auction is not contingent on personal financing. Please have your finances in order prior to bidding on the property to ensure you are capable of paying the balance at closing.

Title: Seller shall convey a Personal Representative's Deed for the property owned by the Estate and a Trustees Deed Under Active Trust for the remaining property to the buyer for examination and pay for title insurance.

Taxes: Real Estate taxes for 2016 will be paid for by the Seller and all taxes thereafter will be paid by the Buyer. Total 2016 taxes are \$361.⁶⁷

Possession: Possession of the real estate shall be delivered to buyer at the time of closing.

Acreage: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial maps. Property is to be sold by the whole, not by acreage.

Closing: Closing will be conducted at the Cooper County Land & Title, LLC, 1005 Main St., Boonville, Missouri on or before January 17th, 2016 or at other set time and place in which both parties agree.

Disclaimer: The property is being sold "as is, where is." and no warranty, either expressed or implied, concerning the property is made by either the sellers or the auction company. Each bidder is responsible for conducting his/her own independent inspections or investigations concerning the property and the auction. Information contained in this packet is believed to be correct to the best of auctioneer's knowledge but is subject to inspection and verification by all parties relying on it. Diagrams in this packet are approximate. Acreage is estimated. All information contained in this packet and any related material are subject to the terms and conditions of sale outline in the contract for sale of real estate. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The sellers and the auction company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc.

**STATEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS AND
PRINTED MATERIAL.**

S-18-T48N-R19W

S-13-T48N-R20W

S-24-T48N-R20W



All Measurements are For FSA Programs Only

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) for exact wetland boundaries and determinations, or contact NRCS.

Cooper Co. FSA

wht=Wheat-SRW-Gr corn=Corn-YEL-Gr
 SB or DCSB=Soybean-COM-Gr
 hay=Mixfg-IGS-Fg past=Mixfg-IGS-Gz
 ls=Mixfg-IGS-Ls
 T31=Mixfg-IGS-GZ-31 U21=Mixfg-IGS-GZ-21
 Shares
 Shares
 All non-Irrigated unless noted otherwise
 *Unless notated on Map

1:6,210

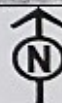
Program Year: 2017

Created: 7/25/2016

Flown: 2014-07-03

- du
- crp
- plss

Farm 4450
Tract 7450





All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

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 ls=Mixfg-IGS-Ls
 T31=Mixfg-IGS-GZ-31 U21=Mixfg-IGS-GZ-21
 Shares
 Shares
 All non-Irrigated unless noted otherwise
 *Unless notated on Map

1:2,750

Program Year: 2017

Created: 7/25/2016

Flown: 2014-08-13



- clu
- crp
- plss

Farm 4450
Tract 6855

S-18-T48N-R19W

9
0.96

5
2.71

1
21.86
HEL

4
2.05
NHEL

3
1.19
NHEL

2
7.73
NHEL

S-19-T48N-R19W

RT 2

All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

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- ▽ Limited Restrictions
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 Shares
 Shares
 All non-Irrigated unless noted otherwise
 *Unless notated on Map

1:3,210

Program Year: 2017

Created: 7/25/2016

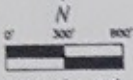
Flown: 2014-08-25



- clu
- crp
- plss

Farm 4450
Tract 70

PLAT OF SURVEY FOR
BOB DILLON
A PORTION OF THE W 1/2 OF
SECTION 18, TOWNSHIP 48 NORTH, RANGE 19 WEST
COOPER COUNTY, MISSOURI

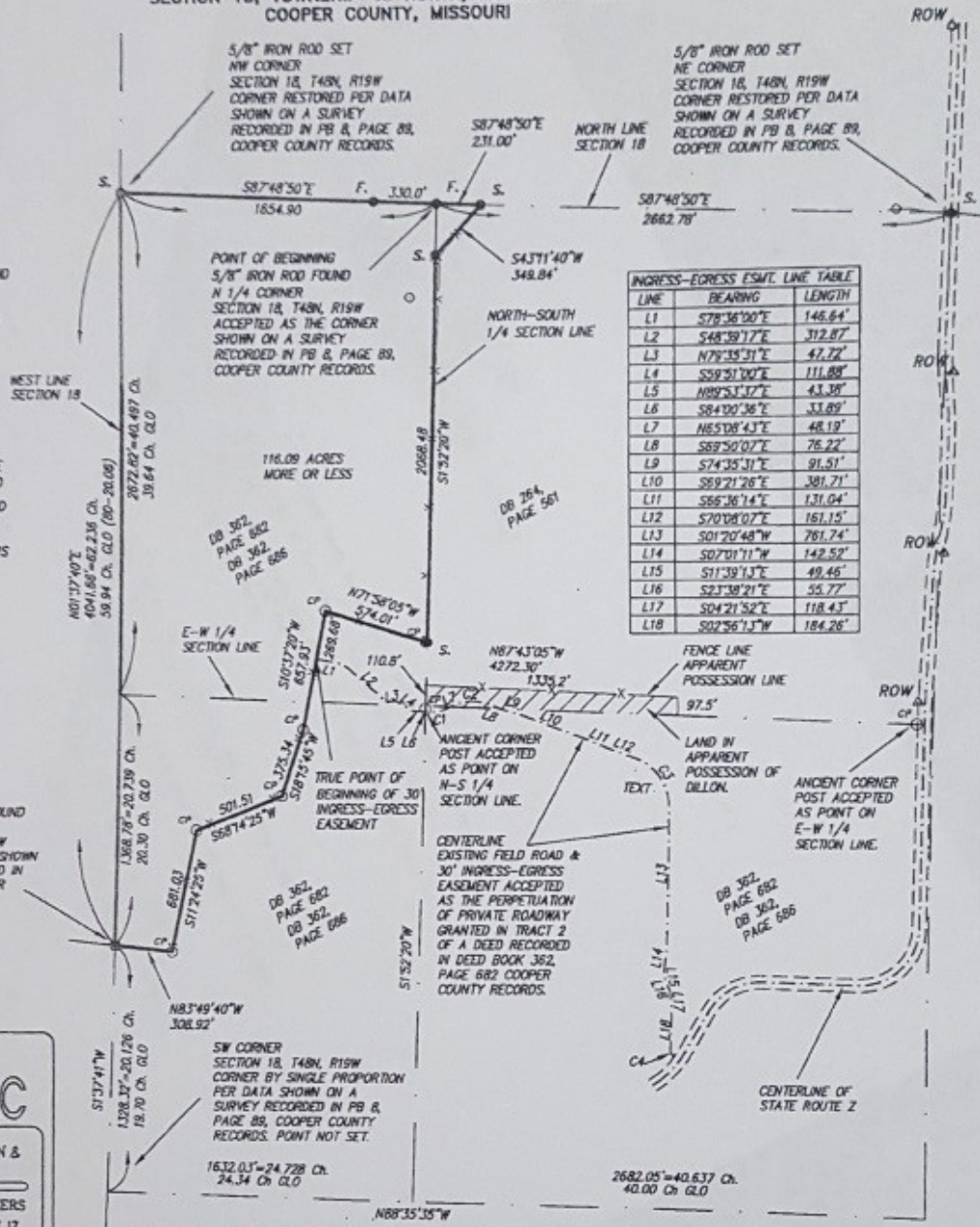


SCALE: 1" = 600'
RURAL CLASS SURVEY
DECEMBER, 2012
SHEET 1 OF 2

LEGEND

- F. ● IRON ROD OR PIPE FOUND
- S. ○ IRON ROD SET
- STONE FOUND
- ▲ RIGHT-OF-WAY MARKER
- POWER POLE
- E- ELECTRIC LINE
- X- FENCE

IRON RODS FOUND OR SET ARE 1/2" UNLESS OTHERWISE NOTED
THE BASIS OF BEARINGS IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION



LINE	BEARING	LENGTH
L1	S78°36'00"E	146.64'
L2	S48°39'17"E	312.87'
L3	N75°35'31"E	47.72'
L4	S59°51'00"E	111.88'
L5	N89°53'12"E	43.30'
L6	S84°00'36"E	33.89'
L7	N85°08'43"E	48.19'
L8	S89°50'07"E	76.22'
L9	S74°35'31"E	91.51'
L10	S89°21'28"E	381.71'
L11	S85°36'14"E	131.64'
L12	S70°08'07"E	161.15'
L13	S01°20'48"W	781.74'
L14	S07°01'11"W	142.52'
L15	S11°39'13"E	49.46'
L16	S23°38'21"E	55.77'
L17	S04°21'52"E	118.43'
L18	S02°56'13"W	184.26'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	94.21	175.00	30°50'42"	48.28	N80°34'04"E	93.08'
C2	176.79	225.00	45°01'10"	93.24	N87°38'18"E	172.28'
C3	330.61	265.00	71°28'55"	190.71	S34°23'39"E	309.54'
C4	46.87	50.00	67°11'38"	33.64	S23°54'53"E	45.17'

764 #125799

THH inc

TRABUE, HANSEN & HINSHAW, INC.

CONSULTING ENGINEERS

606 MORRISON ST., SUITE 17
FAYETTE, MO 65244
PHONE (660) 248-8793
FAX (660) 248-8793
EMAIL info@thhinc.com

STATE OF MISSOURI
COUNTY OF COOPER

2012-3533

NANCY FISHER
RECORDER OF DEEDS
COOPER COUNTY MISSOURI
RECORDED ON
12/18/2012 08:41AM
REC FEE: 829.00
PAGES: 2

THIS IS TO CERTIFY THAT AT THE REQUEST OF BOB DILLON, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 10CSR 30-2 AND THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

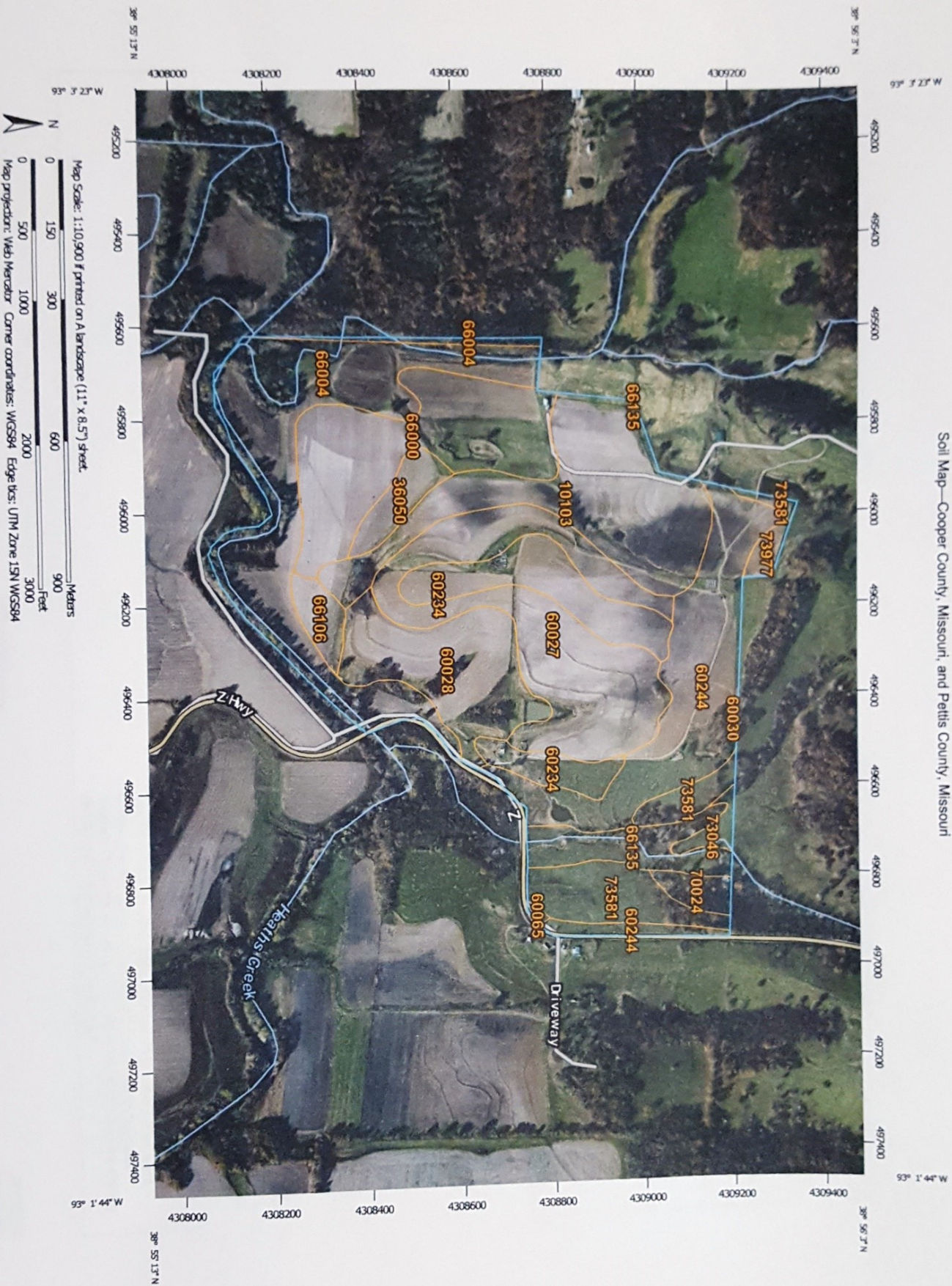
STATE OF MISSOURI } 55
COUNTY OF HOWARD }

SUBSCRIBED AND SWORN BEFORE ME ON THIS 17TH DAY OF DECEMBER, 2012,
MY COMMISSION EXPIRES APRIL 19, 2015.







































STATE OF MISSOURI
REGISTERED
Gene C. Bowen
GENE C. BOWEN, P.E.S., 1758
DATE: DECEMBER, 17, 2012

Cynthia Bowen
CYNTHIA BOWEN 15504058
NOTARY PUBLIC

Soil Map—Cooper County, Missouri, and Pettis County, Missouri



MAP LEGEND

 Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Very Stony Spot	 Wet Spot
 Soil Map Unit Points	 Other	 Special Line Features
Special Point Features	 Blowout	Water Features
 Borrow Pit	 Streams and Canals	Transportation
 Clay Spot	 Rails	 Interstate Highways
 Closed Depression	 US Routes	 Major Roads
 Gravel Pit	 Local Roads	 Background
 Gravelly Spot		 Aerial Photography
 Landfill		
 Lava Flow		
 Marsh or swamp		
 Mine or Quarry		
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cooper County, Missouri
 Survey Area Data: Version 16, Sep 10, 2015

Soil Survey Area: Pettis County, Missouri
 Survey Area Data: Version 16, Sep 14, 2015

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2010—Nov 28, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Cooper County, Missouri (MO053)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10103	McGirk silt loam, 2 to 5 percent slopes	34.8	13.2%
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.8	1.8%
60027	Weller silt loam, 2 to 5 percent slopes, eroded	38.0	14.4%
60028	Weller silt loam, 5 to 9 percent slopes, eroded	21.5	8.1%
60030	Winfield silt loam, 5 to 9 percent slopes	0.3	0.1%
60065	Bluelick silt loam, 8 to 15 percent slopes, eroded	0.3	0.1%
60234	Weller silt loam, 2 to 5 percent slopes	19.0	7.2%
60244	Winfield silt loam, 5 to 9 percent slopes, eroded	34.6	13.1%
66000	Moniteau silt loam, 0 to 2 percent slopes, occasionally flooded	30.6	11.6%
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	43.0	16.3%
66106	Speed silt loam, 0 to 2 percent slopes, occasionally flooded	3.6	1.4%
66135	Dameron silt loam, 1 to 4 percent slopes, occasionally flooded	9.9	3.8%
70024	Goss very gravelly silt loam, 15 to 35 percent slopes, very stony	2.9	1.1%
73046	Wrengart silt loam, 3 to 8 percent slopes, eroded	2.0	0.8%
73581	Wrengart silt loam, 15 to 25 percent slopes	15.3	5.8%
73977	Wrengart silt loam, 8 to 15 percent slopes, eroded	1.6	0.6%
Subtotals for Soil Survey Area		262.3	99.4%
Totals for Area of Interest		263.9	100.0%

Pettis County, Missouri (MO159)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	1.6	0.6%

