

LAND AUCTION

Property Information Packet

WEDNESDAY OCTOBER 25 • 5PM

FOR MORE INFO & TO BID VISIT: HIGHPOINTLANDCOMPANY.COM



243.03*
+/- ACRES

*Surveyed Acres



**HIGH
POINT**
LAND COMPANY

MONROE COUNTY, MO
2 AVAILABLE TRACTS
ONLINE ONLY AUCTION

507-218-1243 • HighPointLandCompany.com • 109 E Main St Perry, Missouri 63462

Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing.

Listing Agent: Luke Mitchell RE LIC #2020033844 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #2022039554 Phone # 507-259-1065

Property Summery

The Schutte Farm presents a fantastic opportunity for individuals seeking to establish or expand a tillable farm in Monroe County, Missouri. The property comprises two tracts, one spanning 86.02* +/- surveyed acres and the other 157.01* +/- surveyed acres, offering flexibility for agricultural expansion. **The Schutte Farm will be presented as an online-timed auction with bidding ending on October 25th at 5PM CST.**

Conveniently situated with direct access from Monroe Road 689, both tracts are easily accessible, allowing for seamless farming operations without encroaching on neighboring properties. This accessibility simplifies logistics and ensures efficient transportation of crops and equipment.

Whether you are starting from scratch or looking to expand an existing operation, the Schutte Farm provides ample space to cultivate a wide range of crops. The fertile land in Monroe County combined with favorable climatic conditions, create ideal conditions for successful agricultural endeavors.

With the potential to develop a diverse portfolio of crops, farmers can take advantage of the varying tract sizes to implement crop rotation strategies, optimize yield, and maximize productivity.

Whether you are a 10th generation farmer or first generation, the Schutte Farm opportunities for expansion and its strategic location makes it an appealing investment. With the ability to start from scratch or add acreage to an existing operation, this property offers the potential for a prosperous and fulfilling farming revenue.

Tract 1 Description:

86.02* +/- surveyed acres with approximately 120 acres tillable on the southern side of the property consisting mostly of Mexico and Putnam silt loams.

Tract 2 Description:

157.01* +/- surveyed acres with approximately 72.67 acre tillable on the northern side of the property consisting mostly of Mexico and Putnam silt loams.

Property Address: 11410 Monroe Road 689, Perry, MO 63462

Property Features:

Buildable
Great Income
Small Pond
Gravel Road Frontage

***Surveyed**

Property Photos



Property Photos



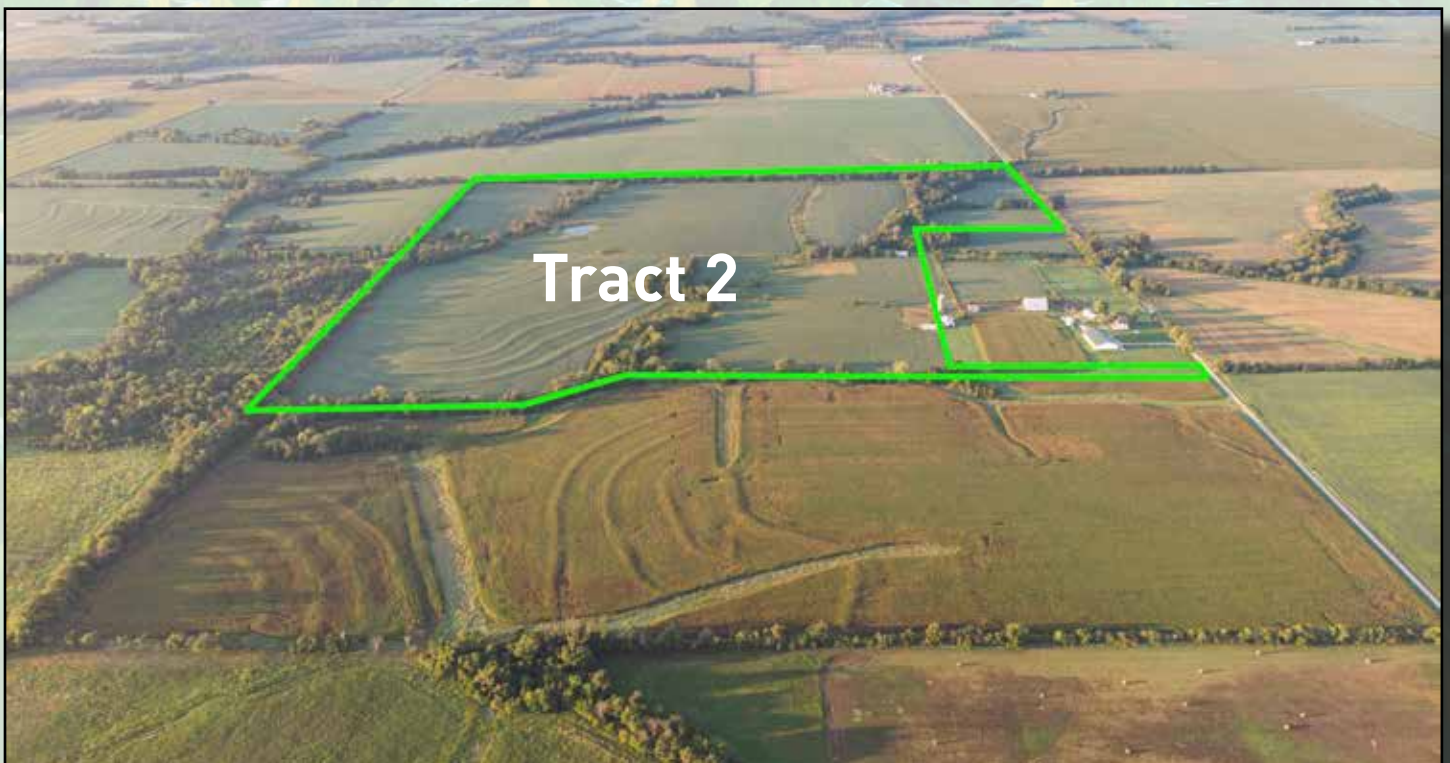
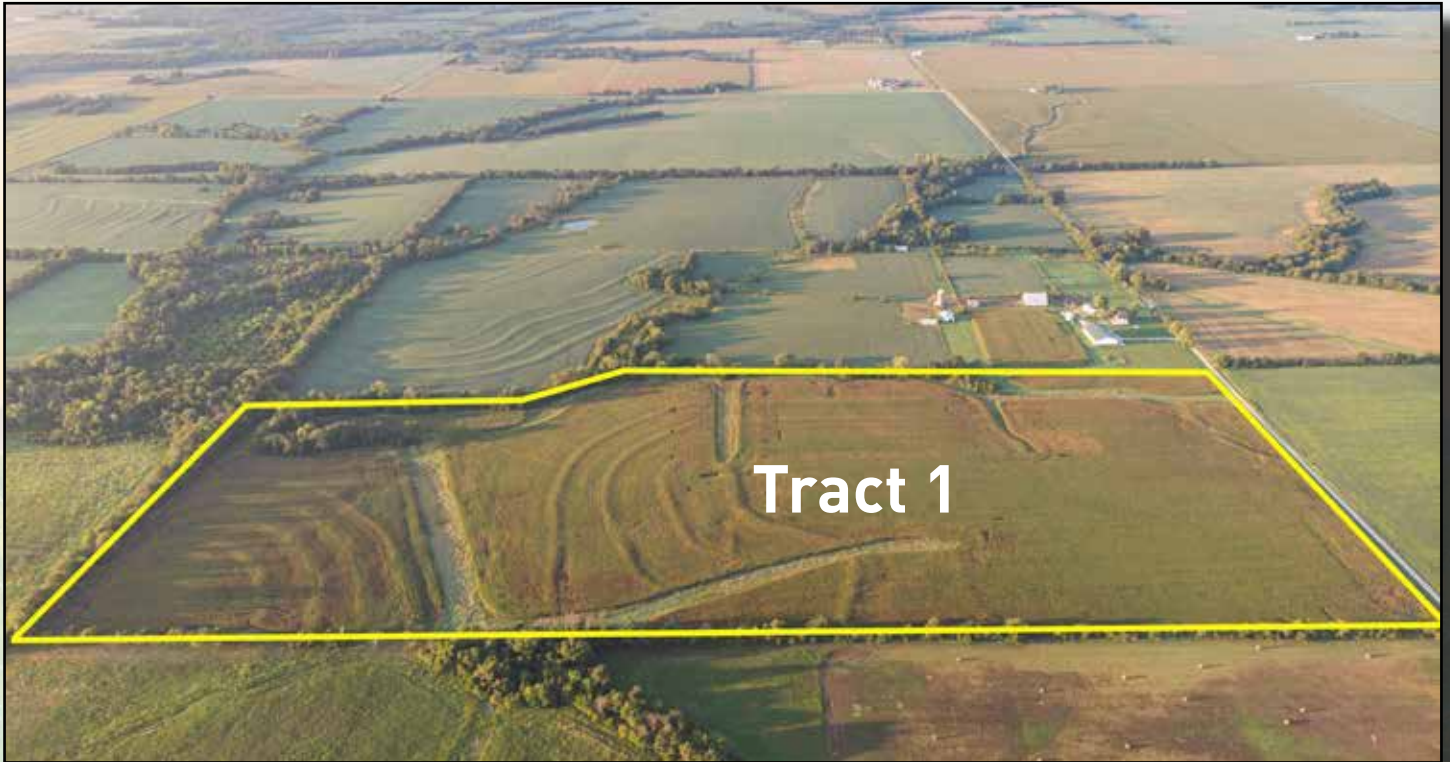
Property Photos



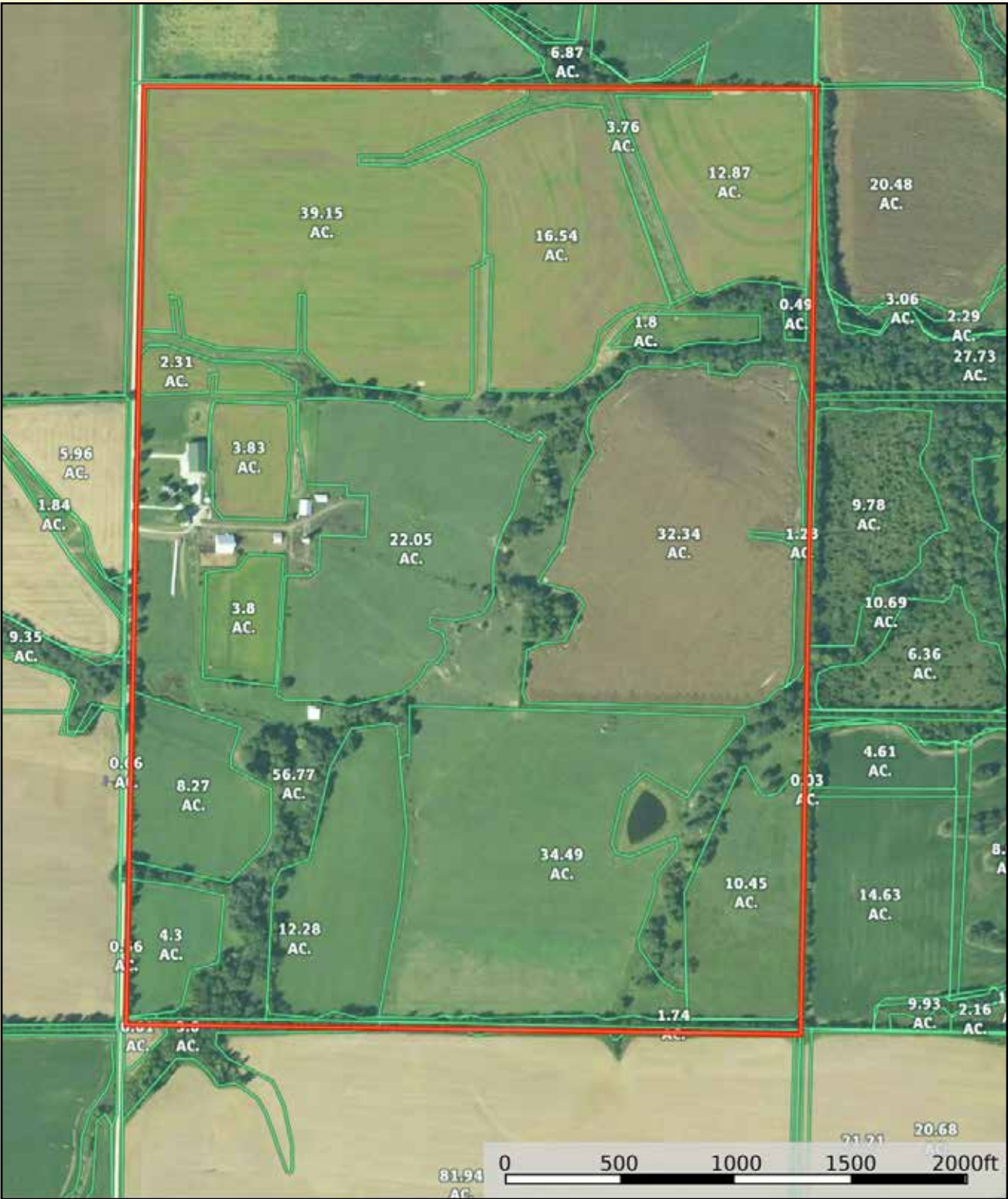
Property Photos



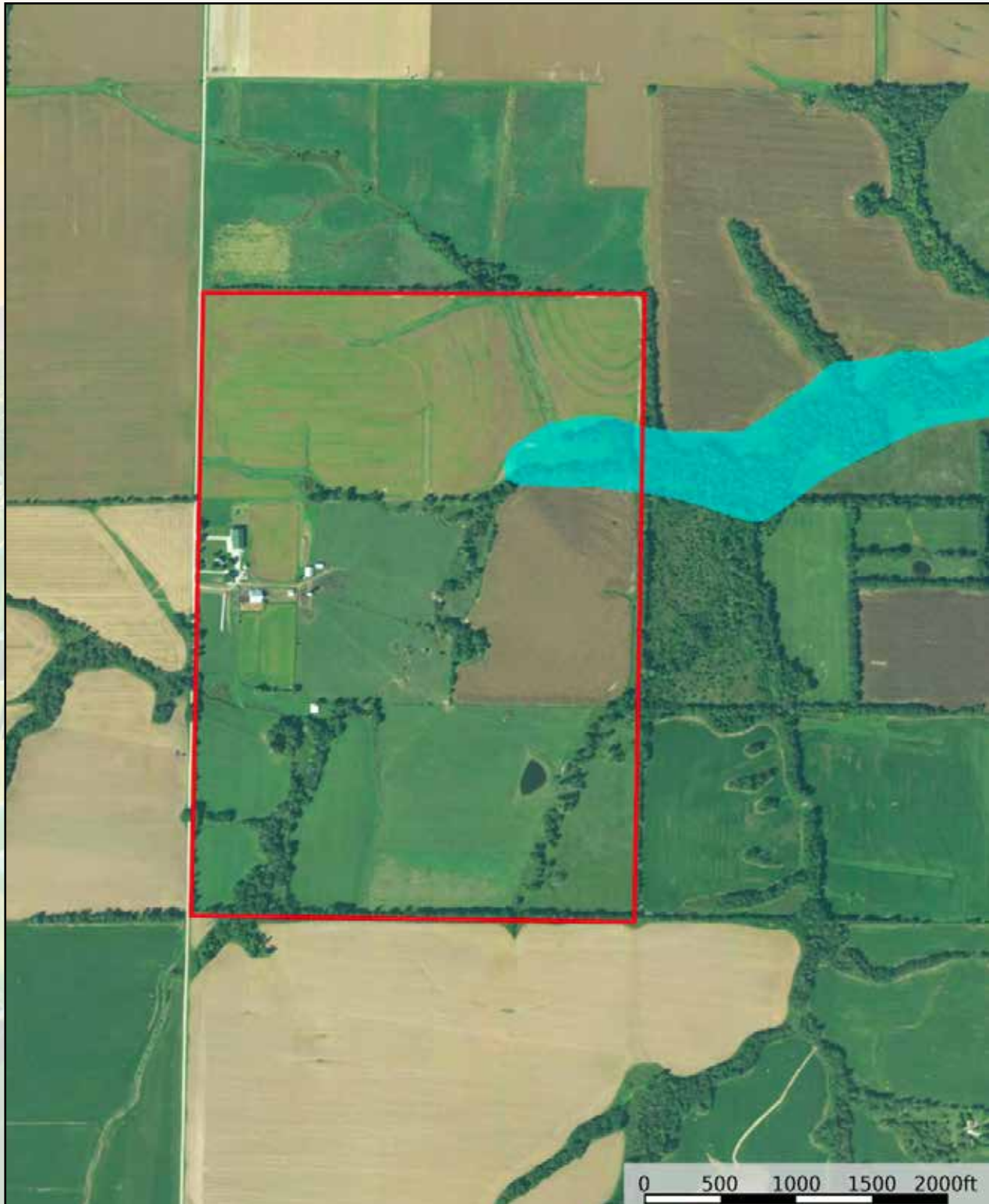
Property Lines



FSA Map



FEMA Map



Soil Map



Soil Map

Boundary 266.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	91.5	34.28	0	61	3e
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	74.64	27.96	0	72	3e
50012	Putnam silt loam, 0 to 1 percent slopes	63.74	23.88	0	61	3w
50058	Mexico silt loam, 0 to 2 percent slopes	20.7	7.76	0	76	3w
66138	Piopolis silty clay loam, 1 to 3 percent slopes, frequently flooded	16.33	6.12	0	68	3w
TOTALS		266.9 1(*)	100%	-	65.67	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water

AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	157.01*+/-	TBD	TBD
Tract 2	86.02*+/-	TBD	TBD

*Surveyed Acres

ABSENTEE BIDDING FORM

Fill in your name, address, phone number, and email address.
Write in the total price you would like to bid. Potential buyers must
deliver this form postmarked before **October 18, 2023** addressed to:
High Point Land Company at 109 E Main St Perry, MO 63462



Tract 1: \$ _____ Per Acre **Tract 2:** \$ _____ Per Acre
(157.01*+/- Acres) (86.02*+/- Acres)
*Surveyed Acres *Surveyed Acres

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

Terms & Conditions

The Terms & Conditions of Sale are set forth upon this page in this Property Information Packet. The information set forth is believed to be accurate. However, the owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies. **All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide up-to-date owner's policy or abstract at their expense and will convey property by Trustee's Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.

- **2023 taxes to be prorated to day of closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

BUYERS PREMIUM - There is no buyers premium.

EASEMENTS The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

CLOSING The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be within 30 days after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the High Point Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties. Closing will be at **Monroe County Abstract in Paris, MO**

ONLINE BIDDING You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

PROPERTY SOLD WITHOUT WARRANTY All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE- Farm is currently leased for the 2023 growing season . The 2023 lease shall terminate once crops are removed and Farm shall be open to farm or lease for the 2024 season.

POSSESSION Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY Subject to survey which is paid at the seller's expense.

SELLER'S PERFORMANCE The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

MINERAL RIGHTS All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

WELL/SEPTIC INFORMATION The buyer is responsible for complying with any county requirements for transfer on the well or septic. Well & septic is being sold "as is where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

Always bid on a property toward a price. Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

CONTACT LAND AGENT:
Luke Mitchell
573-541-1232
Luke@highpointlandcompany.com





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