



LAND AUCTION

146.2 Acres m/l, Holt County, MO
79.38 Acres m/l & 159 Acres m/l, Atchison CO MO

Wednesday, November 14, 2012 at 10:30 am

Fairfax Fire Station, Fairfax MO

Seller: Schooler Family Trust

S 2 – T63N – R40W Atchison CO MO - 79.38 Taxable acres – 2011 taxes: \$697.14

S 11 – T63N – R40W Atchison CO MO – 159 Taxable acres – 2011 taxes: \$828.50

S 5 – T62N – R39W Holt CO MO – 146.2 Taxable acres – 2011 Taxes: \$458.65

Barnes Realty is proud to offer this fine Northwest Missouri Upland!



Atchison County

Tract 1735: Farmland: 120 acres Cropland: 112.6 acres
Corn: 36.2 base acres DY: 93 bu/ac CC Yield: 93 bu/ac
Beans: 76.4 base acres DY: 34 bu/ac CC Yield: 35 bu/ac

Tract 1744: Farmland: 120 acres Cropland 113 acres
Corn: 55.7 base acres DY: 93 bu/ac CC Yield: 124 bu/ac
Beans: 57.3 base acres DY: 34 bu/ac CC Yield: 40 bu/ac

79 Acre Tract:

Home/Improvements: 25753 300th St, Fairfax MO 64446
1 1/2 story home, 3 BR, 1 BA, 1561 sq ft of living space
10' x 12' shed, 14'x28' shed, 16'x24' detached garage

159 acre tract:

Improvements include 5 grain bins, one bin new 03/12 with a capacity of
15,000 bu

Holt County

Tract 1899: Farmland: 150 acres Cropland: 128.3 acres CRP: 15.8 acres

Corn: 63.2 base acres DY 93 bu/ac CC Yield: 124 bu/ac

Beans: 49.3 base acres DY 34 bu/ac CC Yield 40 bu/ac

CRP: 15.8 acres paying \$88.13 with an annual payment: \$1,392 thru
09/30/2016

All acreage denominations shown are more or less, Home on yard area survey expense paid by Seller if it sells separately. In spite of recent home renovations, Lead base paint may be present in home. Timber & Pasture on Holt County tract offered separately subject to access availability.

Terms: 10% down auction day with balance at closing. Possession at closing on or before December 30, 2012. 2012 taxes to be paid by Seller all taxes thereafter to be paid by Buyer. Prior years taxes paid by Seller. Property sells subject to any right of way or easements of record. Any interest held by the Seller in the minerals beneath the surface remain with the land. Closing costs and title insurance will be divided equally between Seller and Buyer. Closing will be held at First American Title Company, St. Joseph, MO. Loan policy, if any, paid by Buyer. Property will be sold to the highest bidder, subject to Seller's confirmation. Announcements day of auction take precedence. **Barnes Realty is Agent for the Seller.**

Barnes Realty

18156 Hwy 59, Mound City MO 64470

www.barnesrealty.com

660-442-3177

Rick Barnes, Broker – Billie Paul Sharp, Listing Agent 660-572-0029

Order of Sale

Atchison County

Taxable Ac

159 Acres & Grain Storage **159**

North 77.15 Row Crop & Pasture (Less 2.23 ac M.O.L. Home site) **77.15**

House & yard (325 x 300 or 2.23 ac M.O. L.) **2.23**

80 Atchison Combination Bid **79.38**

(possibility if interest is shown-let us know) Pasture with Barn & Bins
(1235 x 300 or 8.5 ac) **8.5**

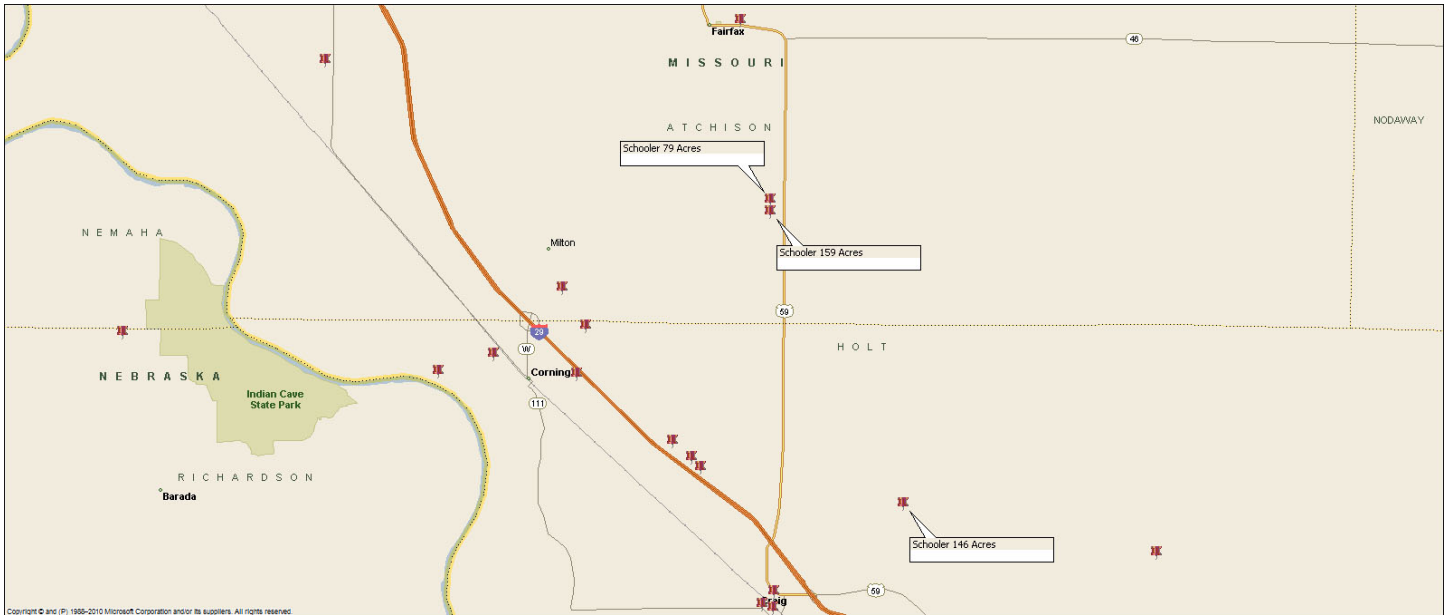
Holt County

Holt Co (2540x1950 or 113 Ac) **113**

Timber & Pasture **33.2**

Subject to Change

Driving Map – General Location



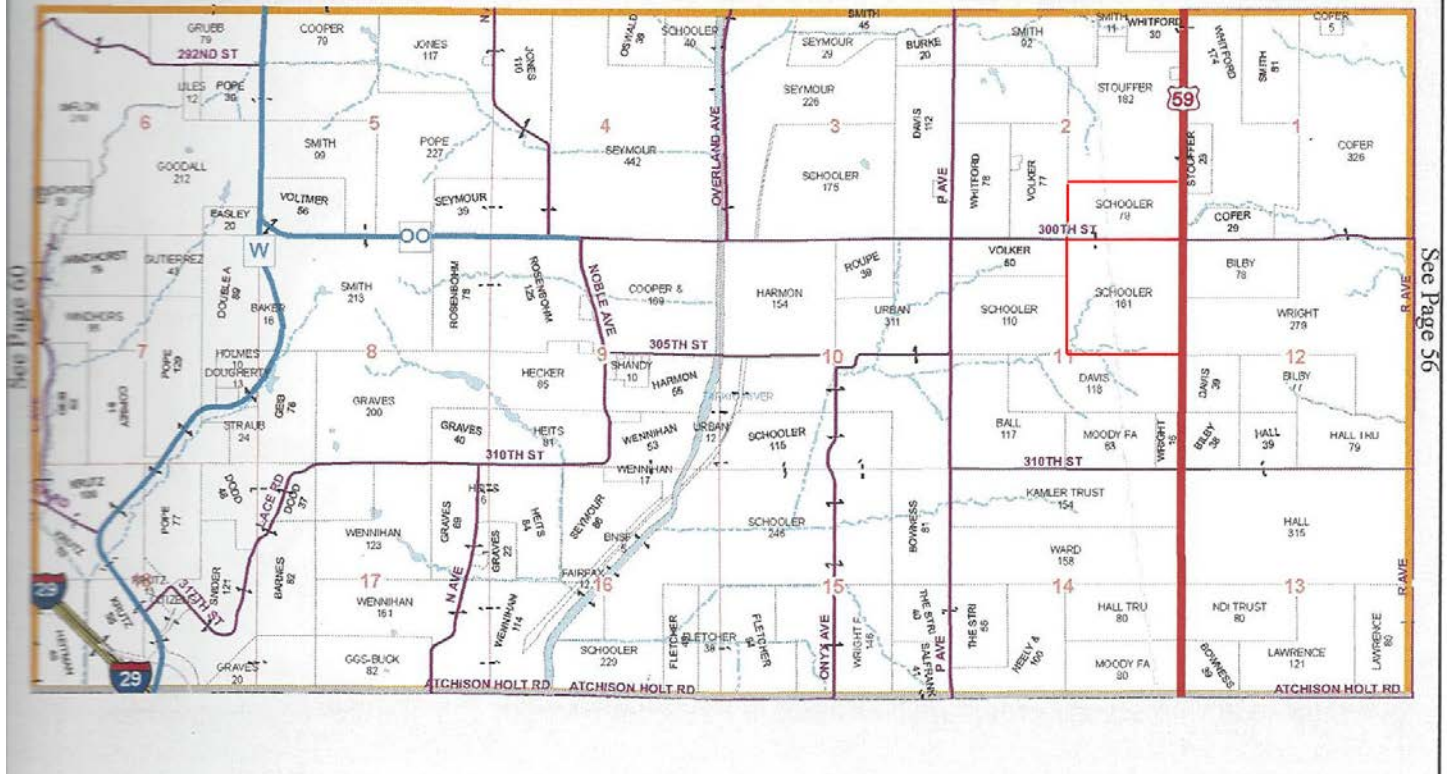
Google Aerial – General Location



Atchison County - Plat Map

Atchison County MO

T63N - R40W



Atchison County – Driving Map



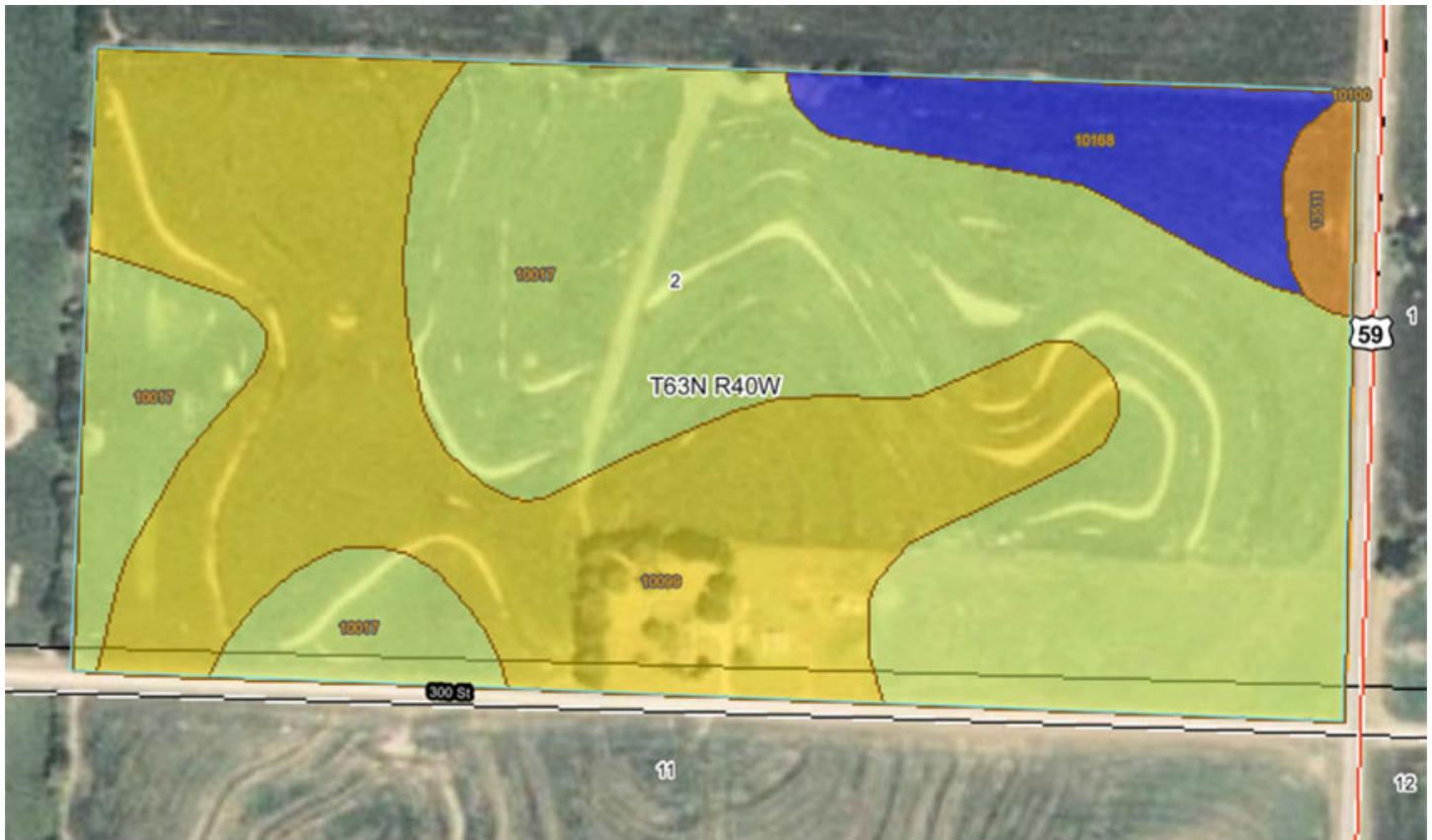
Atchison CO – Google Aerial



General Location – Google Aerial



Atchison CO – 79 Acres - NRCS Rating Map and Rating Key



Nonirrigated Capability Class— Summary by Map Unit — Atchison County, Missouri (MO005)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	4	43.7	55.3%
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3	28.5	36.0%
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	4	0.0	0.0%
10168	Gullied land-Napier complex, 1 to 5 percent slopes	8	5.6	7.1%
13511	Colo-Judson silty clay loams, 1 to 5 percent slopes, occasionally flooded	2	1.3	1.6%
Totals for Area of Interest			79.0	100.0%

Photos of Improvements on 79 Acres



living room



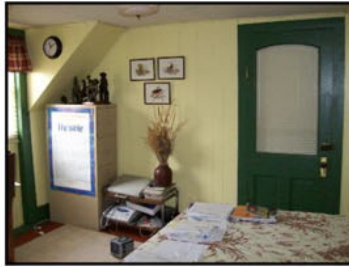
dining room



kitchen



bathroom



second floor bedroom



second floor bedroom



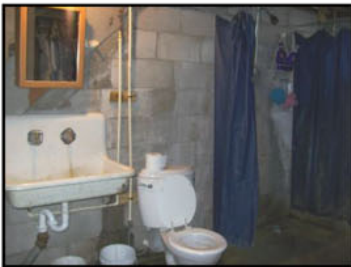
second floor den



basement



basement



basement bathroom area



water heater



view to south



storage shed



storage shed



detached garage

Atchison CO – 159 Acres
NRCS Rating Map and Rating Key



Nonirrigated Capability Class— Summary by Map Unit — Atchison County, Missouri (MO005)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	4	99.1	61.4%
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3	45.1	28.0%
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	4	11.8	7.3%
13511	Colo-Judson silty clay loams, 1 to 5 percent slopes, occasionally flooded	2	5.3	3.3%
Totals for Area of Interest			161.4	100.0%

Atchison CO
FSA Aerial – Tract 1735



ATCHISON COUNTY FSA

Farm #3168
Tract #1735
S2 T63 R40

0 137 5 275 550 825 1,100 Feet

1 inch equals 300 feet September 18, 2009



Atchison CO
FSA Aerial – Tract 1744



ATCHISON COUNTY FSA

Farm #3168
Tract #1744
S11 T63 R40

0 137.5 275 550 825 1,100 Feet

1 inch equals 397.163423 feet

September 15, 2008



Atchison CO

FSA 156 – Tract 1735

Tract Number: 1735 Description L11 SEC 2 T63 R40

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland		WBP	WRP/EWP		CRP Cropland	GRP
120.0	112.6	112.6		0.0	0.0		0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped	NAP		MPL/FWP	
0.0	0.0	112.6		0.0	0.0		0.0	
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	
CORN	36.2	93	93	0.0	0.0	0	0.0	
SOYBEANS	76.4	34	35	0.0	0.0	0	0.0	
Total Base Acres:	112.6							

Owners: LINDA S SCHOOLER

JERRY A SCHOOLER

Other Producers: None

Tract 1744

Tract Number: 1744 Description L11 SEC 11 T63 R40

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
120.0	113.0	113.0	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		
0.0	0.0	113.0	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	55.7	93	124	0.0	0.0	0	0.0
SOYBEANS	57.3	34	40	0.0	0.0	0	0.0
Total Base Acres:	113.0						

Owners: LINDA S SCHOOLER

JERRY A SCHOOLER

Other Producers: None

Atchison CO

FSA 578 – Tract 1735 & 1744

Atchison, Missouri

FSA - 578 (02-01-91)

Farm Number: 3168

Operator Name and Address

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2012

DATE: 6-26-2012
PAGE: 1

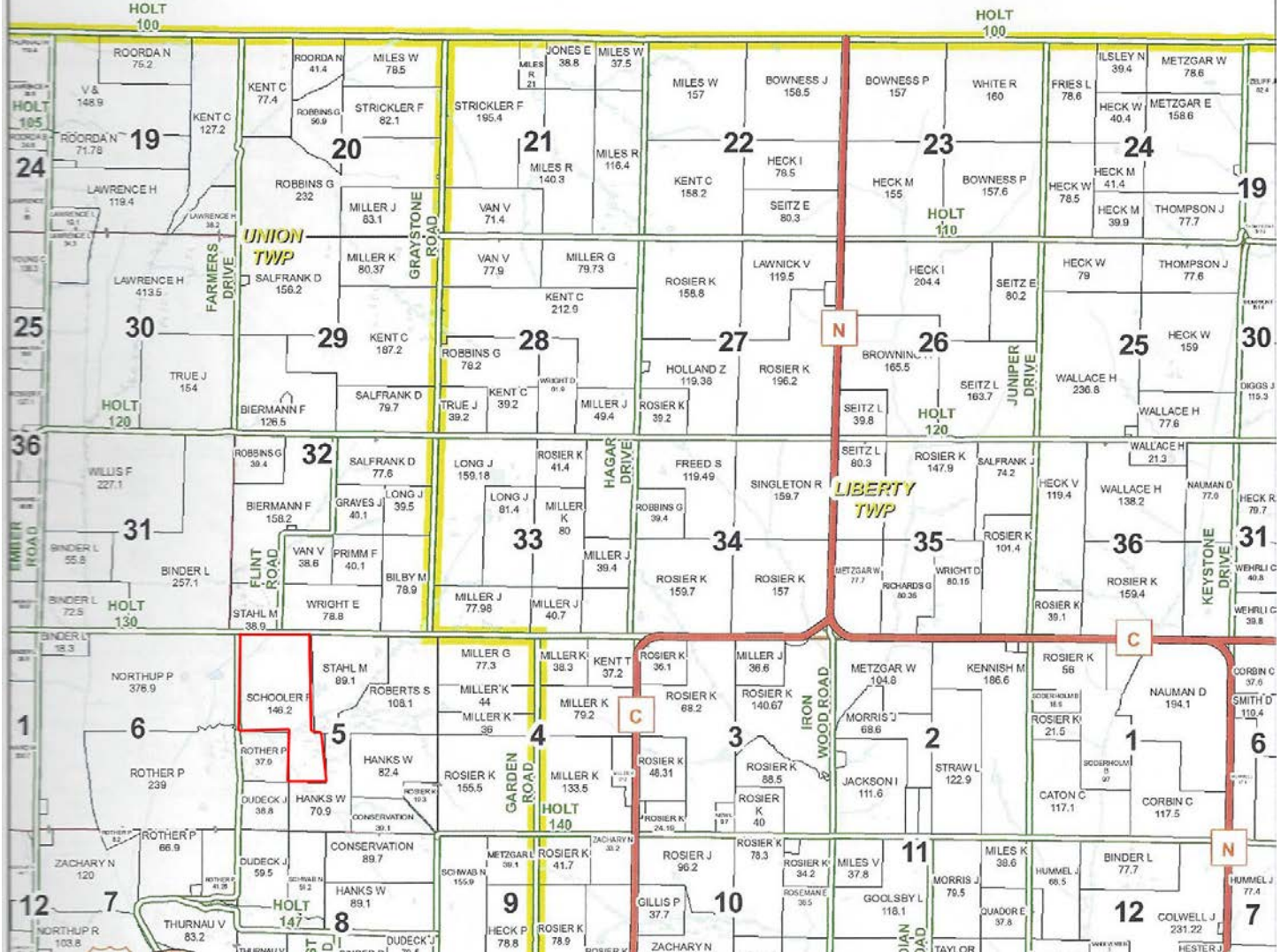
Original: _____
Revision: _____
Cropland: 353.9
Farmland: 390.0

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
1735	1	SOYBN	COM	N	GR			I	A	67.42		Yes			5-2-2012	01	
			Producer GARY WENNIHAN						Share 50.00			RMA Unit					
			JERRY A SCHOOLER						50.00								
	3	GRASS	SMO	N	GZ			I	A	7.47		Yes			3-3-2003	01	
			Producer JERRY A SCHOOLER						Share 100.00			RMA Unit					
	4	CORN	YEL	N	GR			I	A	36.93		Yes			4-20-2012	01	
			Producer GARY WENNIHAN						Share 50.00			RMA Unit					
			JERRY A SCHOOLER						50.00								
	6	GRASS	SMO	N	LS			IV	A	0.70		Yes			3-3-2003	01	2025
			Producer JERRY A SCHOOLER						Share 100.00			RMA Unit					
Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
SOYBN	COM	N	GR	36.93		GRASS	SMO	N	LS	0.70		GRASS	SMO	N	GZ	7.47	
Photo Number/Legal Description: L11 SEC 2 T63 R40																	
Cropland: 112.60										Reported on Cropland: 112.52					Difference: -0.08		
															Reported on Non-Cropland: 0		
1744	1	CORN	YEL	N	GR			I	A	5.69		Yes			4-20-2012	01	
			Producer GARY WENNIHAN						Share 50.00			RMA Unit					
			JERRY A SCHOOLER						50.00								
	2	CORN	YEL	N	GR			I	A	106.46		Yes			4-20-2012	01	
			Producer GARY WENNIHAN						Share 50.00			RMA Unit					
			JERRY A SCHOOLER						50.00								
	3	GRASS	SMO	N	LS			IV	A	0.81		Yes				01	
			Producer JERRY A SCHOOLER						Share 100.00			RMA Unit					
Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
CORN	YEL	N	GR	112.15		GRASS	SMO	N	LS	0.81							
Photo Number/Legal Description: L11 SEC 11 T63 R40																	
Cropland: 113.00										Reported on Cropland: 112.96					Difference: -0.04		
															Reported on Non-Cropland: 0		
1899	1	SOYBN	COM	N	GR			I	A	7.62		Yes			5-10-2012	01	

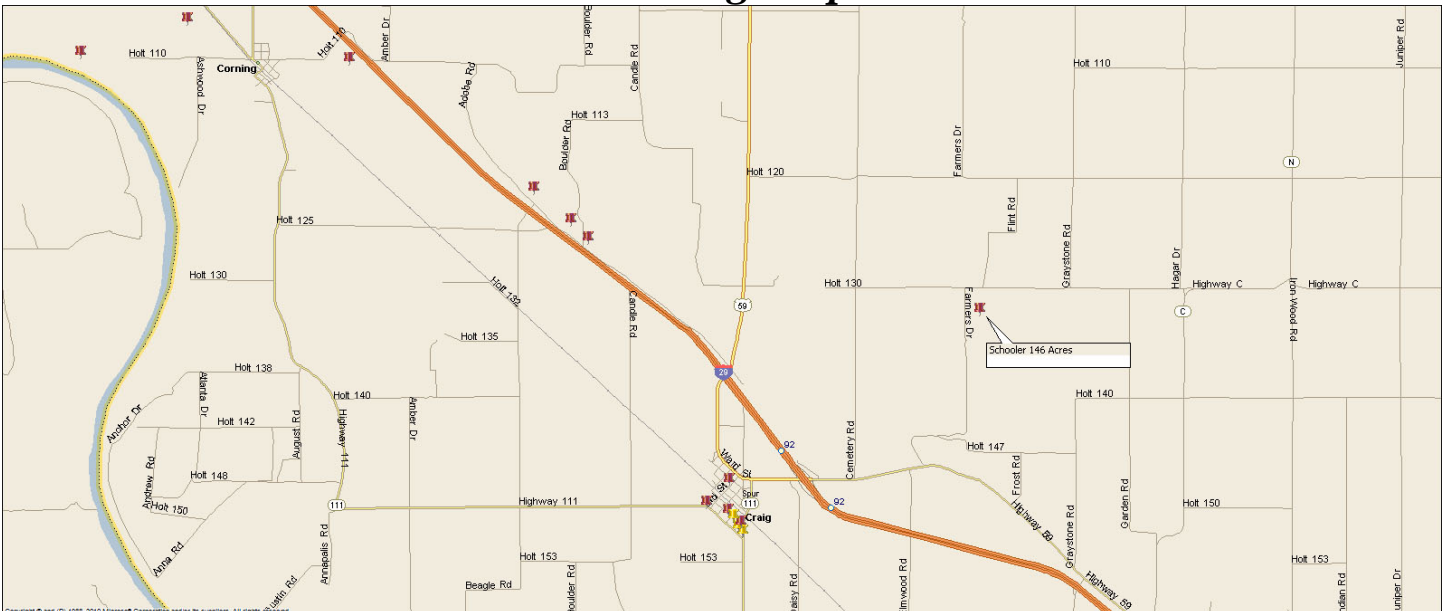


Holt County – Plat Map

T 62 N - R 40 W



Driving Map



Holt County - Google Aerial



Google Aerial – General Location



Holt County

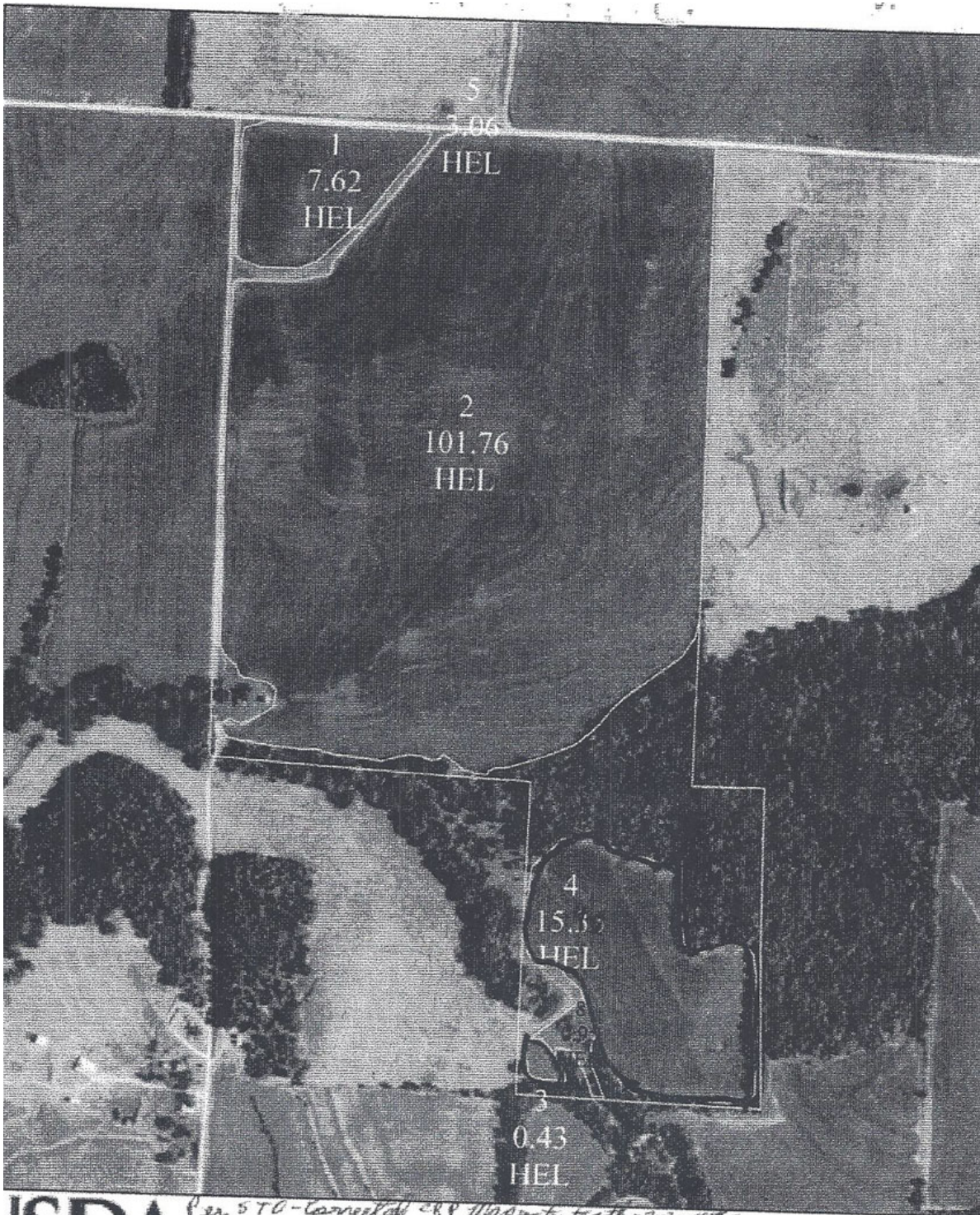
NRCS Rating Map and Rating Key



Nonirrigated Capability Class— Summary by Map Unit — Holt County, Missouri (MO087)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	4	61.7	42.7%
10039	Kenridge-Judson complex, 1 to 7 percent slopes	2	34.5	23.9%
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3	26.5	18.3%
10100	Marshall silty clay loam, 9 to 14 percent slopes, eroded	4	1.5	1.0%
10110	Monona silt loam, 5 to 9 percent slopes, eroded	3	1.4	0.9%
10149	Timula-Knox silt loams, 14 to 35 percent slopes	6	19.0	13.2%
Totals for Area of Interest			144.6	100.0%

**Holt County
FSA Aerial**



Per 570-Corrected CRP Map to match 3-3-1012

ATCHISON COUNTY FSA

**Fm 3168
Tr 1899**

0 500 1,000 2,000 Feet



CRP CT#385;Fields 3 & 4;Exp2016

March 25, 2008

Holt County FSA CRP Contract

This form is available electronically.

CRP-1 13-26-04)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & COUNTY LOCATION 29 005 7	& ADMIN.	2. SIGN-UP NUMBER 33
CONSERVATION RESERVE PROGRAM CONTRACT				
<small>The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>				
COUNTY OFFICE ADDRESS (Include Zip Code) HATCHISON COUNTY FSA OFFICE 02 E HWY 136 ROCK PORT, MO 64482		3. CONTRACT NUMBER 385A	4. ACRES FOR ENROLLMENT 15.8	
		5. FARM NUMBER 3168	6. TRACT NUMBER(S) 1899	
		8. OFFER (Select one) GENERAL <input checked="" type="checkbox"/> ENVIRONMENTAL PRIORITY <input type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/1/2006 TO: (MM-DD-YYYY) 9/30/2016	
TELEPHONE NUMBER (Include Area Code): 660-744-5328				

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled "Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable CRP-1, Conservation Reserve Program Contract has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable and, if applicable, CRP-15.

OA. Rental Rate Per Acre \$ 88.13 B. Annual Contract Payment \$ 1392 C. First Year Payment \$ 1392	11. Identification of CRP Land (See Page 2 for additional space)				
	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
	1899	3	CP1	0.4	0
	1899	4	CP1	15.4	0
					0

2. PARTICIPANTS

(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	100 %	(4) SIGNATURE: <i>[Signature]</i> DATE (MM-DD-YYYY) 09-03-2011
<small>If more than three individuals are signing, continue on attachment 1</small>		
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	0 %	(4) SIGNATURE: <i>[Signature]</i> DATE (MM-DD-YYYY) 09-03-2011
<small>If more than three individuals are signing, continue on attachment 1</small>		
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	%	(4) SIGNATURE: <i>[Signature]</i> DATE (MM-DD-YYYY)
<small>If more than three individuals are signing, continue on attachment 1</small>		

3. CCC USE ONLY – Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

☐ Original – County Office Copy

☐ Owner's Copy

☐ Operator's Copy

SEP 08 2011

HATCHISON COUNTY FSA