

NODAWAY COUNTY • MARYVILLE, MISSOURI LAND & MACHINERY AUCTION

FEATURING:

**477 +/-
ACRES**

**SELLING IN
6 TRACTS
(or whole)**

**LAND AUCTION
FRIDAY, NOV. 21ST
10:00 A.M.**

**MACHINERY AUCTION
SATURDAY, NOV. 8TH
10:00 A.M.**

- RURAL WATER
- BLACKTOP ACCESS
- UTILITIES AVAILABLE
- EXCELLENT PASTURE
- BEAUTIFUL HOMESITE
- CRP & RECREATIONAL LAND
- PRODUCTIVE ROW CROP LAND
- MARYVILLE SCHOOL DISTRICT
- WEST NODAWAY SCHOOL DISTRICT

Enterprise Realty & Auctions, LLC

A JAMES COMPANY

*Selling the five state area . . .
yard by yard - acre by acre!*

www.entrealty.com

660-582-7160

Sale Day Phone: 816-383-2069

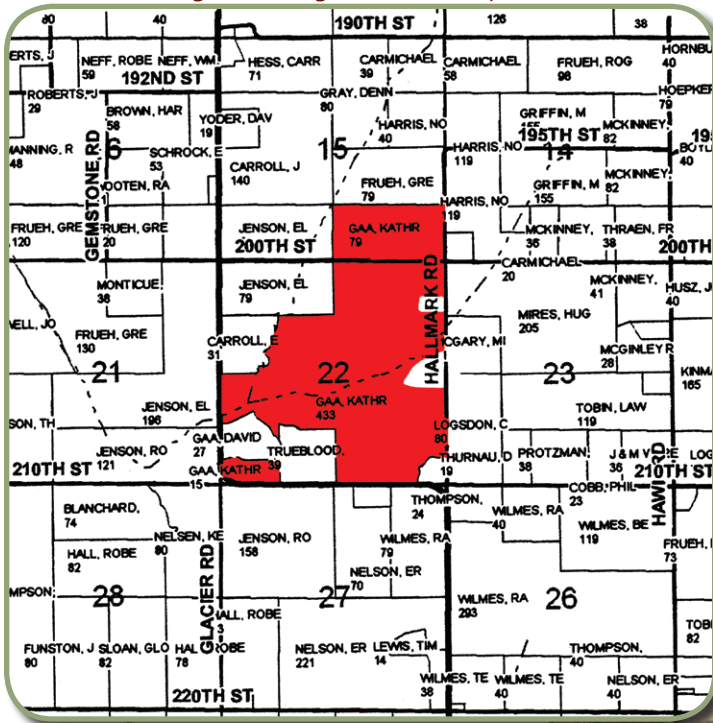


Tract #	*Total Acres +/-	*Total Tillable Acres per FSA +/-	*CRP Acres +/-	Other Cropland +/-	CRP Payment Per Acre	CRP Contract Expiration	*Est. Taxes per Acre
1	16	15.12	15.12	—	\$60.00	2013	3.01
2	17	11.96	2.14	9.82	\$104.64	2012	3.01
3	79	68.2	—	68.2	—	—	3.01
4	1	House	—	—	—	—	407.93
5	220	196	12.32	139.54	\$79.78	2020	3.01
	—	—	10.94	—	\$104.64	2012	—
	—	—	33.20	—	\$60.51	2013	—
6	144	102.01	7.45	92.06	\$60.00	2013	3.01
	—	—	2.50	—	\$104.64	2012	—
7 - Total	477.00	393.29	83.67	—	\$5,976.30	—	—

*Final Acres to be determined by survey if purchased as individual tracts. *Final CRP Acres to be determined by FSA. *Actual taxes to be determined if sold in tracts.

*All acreages are estimates only and are not guaranteed.

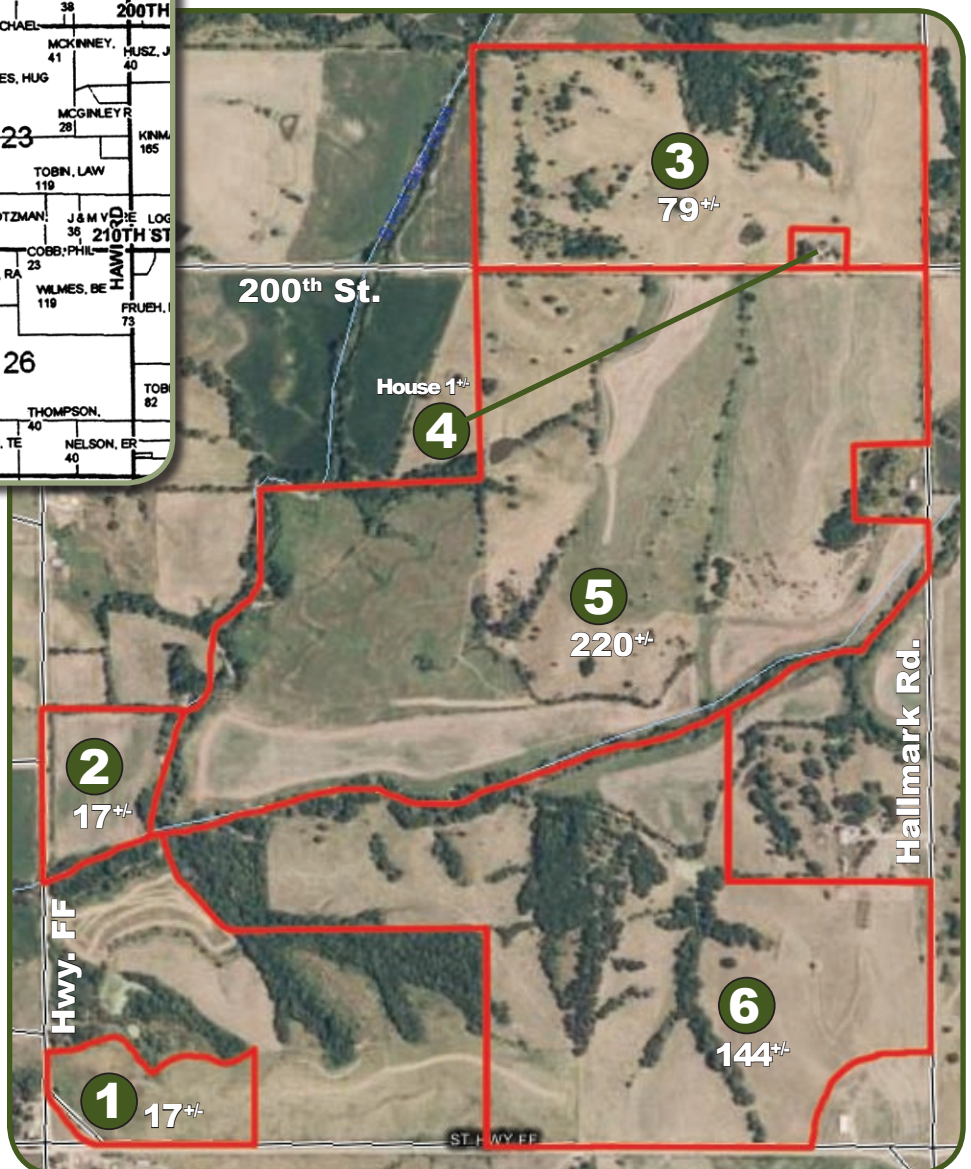
Nodaway County TWP 65N, RNG 36W



FRIDAY, NOV. 21ST
10:00 A.M.

LAND AUCTION LOCATION:

Holiday Inn Express Meeting Room
2929 South Main Street, Maryville, Missouri



DIRECTIONS TO PROPERTY:

From Maryville, Missouri,
go 3 miles North on Highway 71
to FF Blacktop. Take FF Blacktop
north 2 miles to Hallmark Road.
Go a 1/4 mile North on Hallmark.
Auction is on West Side of the road.
Lunch on grounds.



MACHINERY AUCTION

Located on the farm.



TRACTORS - COMBINE CAR - TRUCK

JD 4020 Diesel Tractor w/cab
JD 70 Diesel Tractor
Allis Chalmers WD 45 Tractor
JD 4400 Combine
JD #443 4-row Corn Head
1989 Buick Century 4-Dr. Car
Chev. C-60 Truck, 16' box and hoist

MACHINEY

Vermeer 605C Big Baler
Vermeer 3-pt. Bale Carrier
Southeast 3-pt. Bale Carrier
Wagon w/hoist; Speedstar 42' Auger
42' Auger; JD 4-16" Plow
AC 3-bottom plow, Landoll 9' Chisel Plow
Glenco 16' Field Cultivator; JD 16' Disc
JD RM 4-row 38" Cultivator
IHC 6-row 30" Cultivator
JD 9' #38 Mower; AC 6' Rotary Mower
Danhauser Posthole Digger and Assorted Augers
JD Grinder Mixer; Clark Sprayer
JD Rake, Portable Loading Chute
Cattle Holding Chute; JD Bale Spike
JD 38 Mower w/7' Bar; Brush Hog, 5'
JD 213 Grain Platform
Brown 14; Stock Trailer
Black 10' Stock Trailer
Lowboy Hay Wagon w/30' drawbar
Lowboy Drawbar; 3-point Bale Spike
Spike Harrow, 2-Wheel Cart
2-Wheel Cart Pickup Bed Trailer

MISCELLANEOUS

2 Round Stock Tanks; 2 Oval Stock Tanks
3-Feeder Cattle Bunks
12 Hay Rings
Large Portable Hay Feeder
Assorted Pipe Gates, Portable Hog Shed
Misc. Farm Equipment & Tools



AUCTION TERMS & CONDITIONS:

Procedure: Land will be selling without reserve and will sell regardless of price. The property will be offered in 6 individual tracts. The auctioneer will take bids on each individual parcel. At the conclusion of the individual round, buyers will have the opportunity to advance the bid on the entire farm. Should no one advance the bid on the entire farm, the individual tracts WILL BE DECLARED SOLD to the current bid holders. Should a buyer advance the bid on the entire farm, the individual tracts will have an opportunity to advance the bid on any individual tract in an amount that exceeds the total.

Auctioneers Note: If you are interested in bidding on any tract or combination of tracts, it is imperative to bid on each tract desired as we go.

Down Payment: A 10%, non-refundable, down payment of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING – Bank letter of credit required for amount purchased.

Acceptance of Bid Prices: All successful bidders will sign a purchase agreement at the auction site immediately following the close of bidding.

Possession: Closing with be on or before December 19, 2008; with possession of house at closing and possession of farm subject to tenants rights expiring on February 29, 2008.

Title: 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(s). Seller shall pay the premium for the title insurance policy.

Real Estate Taxes & Assessments: Taxes shall be prorated at closing.

CRP Contracts: Buyer(s) agrees to assume and shall maintain the CRP contracts currently in place and indemnify Seller from loss or claims due to Buyer's non-assumption, forfeiture, or non-renewal of the said contracts. Buyer to comply with FSA & CRP rules and regulations.

Survey: Should the farm sell in individual tracts, the sellers will survey each tract individually to arrive at a final acreage price. All bids are placed on a per acre dollar amount times the final survey acreage. All acreages used in advertising are estimates and are not guaranteed.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller, if any.

Agency: Enterprise Realty and Auctions LLC and its representatives are Exclusive Agents of the Seller.

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property selling as is, where is, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

New Data, Corrections, & Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information. Please ask any questions prior to the auction as there will be no questions asked from the floor auction day.

Seller: Kathryn Mae Gaa Trust. Joanna Trueblood, Trustee

* All machinery to be removed within 48 hours from the farm.

10:00 A.M.
SATURDAY, NOV. 8TH

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*Selling the five state area ...
yard by yard - acre by acre!*



121 East 4th Street, Maryville, MO 64468

AUCTIONEERS:

Randy James - Auction Manager
660-582-7160

Dan McChristy - Auctioneer
816-383-2069

Mark Smith - Auctioneer
660-734-1762

Mike Smith - Auctioneer
660-375-1836

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