

Randolph County

REAL ESTATE & PERSONAL PROPERTY AUCTION

TUESDAY, NOVEMBER 25, 2025, AT 10 AM

AUCTION LOCATION:

Tom Campbell's Shed—3112 County Road 1140, Clifton Hill, MO 65244

**FOR SPECIFIC PROPERTY LOCATION PLEASE SEE PLAT MAP
OR VISIT OUR WEBSITE!**



SELLER: WILLIAM D. & KAY A. CAMPBELL TRUST

Wheeler 
AUCTIONS & REAL ESTATE

23101 HWY. 24, PARIS, MO 65275 | 660-327-5890
WWW.WHEELERAUCTIONS.COM

FOR MORE INFORMATION:
Charlie Nordwald |
636-795-4552
www.wheelerauctions.com

RANDOLPH COUNTY

REAL ESTATE & PERSONAL PROPERTY AUCTION

TUESDAY, NOVEMBER 25, 2025, AT 10 AM

PRE-AUCTION VIEWING

TUESDAY, NOVEMBER 11 FROM 2 PM TO 4 PM

MONDAY, NOVEMBER 24 FROM 10 AM TO 2 PM

AUCTION LOCATION:

**Tom Campbell's shed at 3112 County Road 1140,
Clifton Hill, MO 65244**

OFFERING MULTIPLE TRACTS IN DIFFERENT LOCATIONS THAT INCLUDE TWO HOMES WITH PERSONAL PROPERTY AND SIX TRACTS OF LAND

REAL ESTATE

TRACT 1: Bill and Kay's home at 504 North Main Street in Huntsville, MO 65259. The house was built in 1960 and consists of 1,440 sq. ft. of living space. It is a single story, ranch style structure setting on a concrete footing and foundation. It has a shingle roof, thermal pane windows, and two-car garage. It is set on .87-acre (100 ft. x 367 ft.) level lot with a beautiful lawn, large trees and a full concrete circle driveway. The home has 3 bedrooms, and one Jack & Jill style bathroom. Has a Guardian late model high efficiency natural gas furnace with air conditioning unit. Formica counter tops with back splash, double sink in kitchen w/ garbage disposal and wooden kitchen cabinets. The Whirlpool dish washer, Amanda side by side refrigerator/ freezer, Maytag flat top cook stove, washer and dryer will all be left with the house. The house has 200-amp service, has utility room with washer and electric dryer hookup. Home has a family room/dining area, a formal living room, all new vinyl and carpet flooring coverings. The new floor coverings were put over some of the original hardwood flooring.

TRACT 2: Rental house at 107 Mulberry Street, Huntsville, MO 65259

The house was built in 1960, it consists of 1,384 sq. ft. of living space. It is a single story, ranch style home, setting on a concrete footing and foundation, it has a shingle roof, vinyl siding and an attached single car garage. This is a 3-bedroom, 1-bath home, fully carpeted, natural gas forced air furnace w/ central air. There is a living room and kitchen with electric range, refrigerator/freezer that stay with the house. It sets on a level .31 acre lot (52 ft. x 199.8 ft.) with a detached 2-car garage on the back of the property, accessed off East Carpenter Street or a city alley. (This house will be sold with the current tenant in place).

Tract 1



Tract 2



Tract 3



REAL ESTATE CONTINUED

TRACT 3: 80 Acres- The Davenport Farm consists of basically two 40-acre tracts that touch in the very corner. The north 40 is accessed off the very end of RCR # 1142. The farm is primarily open and currently being used for crop production. The balance is in wooded draws and waterways. There is rural water on the property and electricity is nearby. There are no structural improvements on the property. According to the Randolph County FSA Office there are 60.65 tillable acres currently in crop production.

TRACT 4: 116 +/- Acres with access and frontage off Highway O. Primarily open and currently in hay production and permanent grass. There is a small amount of timber and 105.98 open acres. There are several nice size ponds one has a tire cattle drinker.

TRACT 5: 32 +/- Acres accessed off RCR 1110 that runs along the west side of the tract. The tract has 27.13 acres currently in grass, it is terraced, all open with a small patch of trees in the northeast corner.

TRACT 6: 96 +/- Acres accessed of RCR 1110 that runs along the west side of the tract. 86 acres are being used for permanent pasture and hay production. There are a few scattered trees for shade.

TRACT 7: 70 +/- Acres accessed off RCR 1110 along the west side. 59.6 acres are currently being used for crop production with the balance in wooden fence rows and woods.

NOTE: Rural water is available on Highway O and along Randolph County Road 1110.

TRACT 8: The Duncan Farm consists of 141 acres that lies in the northwest corner of RCR #1150 on the east side and RCR # 1140 on the south side. With RCR# 1135 on the west side with direct access off all three. It has rural water and electricity is available. There is no structural improvement on this tract. The tract is primarily open and currently being used for crop production with the balance in wooded draws, fence rows and grass waterways. There are several utility easements across this property. The Randolph County FSA Office there are currently 113.6 tillable acres on this tract.

NOTE: Tracts 1 and 2 will be conveyed off existing legals. There are new surveys ordered for Tracts 3 through 8.

Tract 4



Tract 5



Tract 6



Tract 7



Tract 8



PERSONAL PROPERTY

Antiques & Collectibles— Several brands of glassware, lots of cookware, set of MFA miniature oil can banks, glass butter churn and rolling pin, cast iron cookware, enamel cookware, quilts, ect.

Household Furniture— Dining Table w/ 6 chairs, flat screen TV, recliners, rockers, sofa table, bedroom sets, household linens, electrical household appliances, chest freezer

Shop Tools— hand tools, shovels, spades, saws, Schumacher Cabinet model battery charger, 150 lb. anvil, tow rope and more

Tractors— JD 7830 MFWD tractor, 1988 JD 4450 Tractor, 1981 Ford 4600 SU tractor, suitcase weights, Ford weights and more

Combine/Head/Trailer— 2001 JD 9950 Combine, JD 925F platform, EZEZ 25' header trailer

Farm Machinery- JD 1560 no-till 15' drill; Kinze 3500; Krause 1900 tandem disk; JD 980 field cultivator; JD 1010, 3 pt. field cultivator; Krause 3 pt., 11-shank chisel plow; Landoll 3 pt. 11-shank chisel plow; Case Int. 330 - 25' turbo till w/ rolling basket; 20' Hyd. lift pasture harrow, chain link; Kuhn GMD 700 – 3 pt. disc mower; Kuhn GMD 700, 3 pt. disc mower, needs repairs; New Idea 1217 pull type 4-drum hyd. fold hay tedder; Homemade 3 pt. bale spear; Amco 3 pt. PTO 540 ditcher; Sidewinder 7' pull type rotary cutter; Eversman 7-yard scraper, dolly wheel; Hutchinson 8" x 56' grain auger, PTO, new flighting, hyd. Lift; Hutchinson 8" x 32' PTO grain auger; Danuser F-8, 3 pt. post hole digger w/ extension & 22" & 24" augers; Homemade 3 pt. hyd. wood splitter

Trucks/Cars- 2005 Freightliner truck, 2016 Chevy 2500 HD pickup, 2011 Buick Lacrosse CXL car

Trailers— 2006 Wilson DWM 500 aluminum hopper bottom trailer, GROSSHAUL 18' dump trailer, 2007 Pro Track gooseneck 25' flatbed trailer, Single axle trailer w/fuel tank, Gooseneck dolly hitch

Boat— 1974 Aluminum 16' jon boat

Cattle Equipment/Fencing— Creosote Wooden line posts, 20' Sweep Auger (no motor), 10' Sweep Auger (no motor)

LPG Tank— 1000 gallon LPG tank

NOTE: PLEASE SEE SALE BILL FOR COMPLETE LISTING OF PERSONAL PROPERTY ITEMS.





AUCTION TERMS AND CONDITIONS

Procedure: Property shall be sold subject to confirmation of final bid of individual tracts, combination of tracts or entire offering by seller or sellers at the conclusion of the bidding process.

Down Payment: 10% Down day of auction with the balance due at closing on December 29, 2025. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, be sure you have arranged financing, if needed, and are capable of paying the balance at closing.

Title: Title search, preparation and title insurance to be paid 50/50 by the Buyer and Seller.

Possession: Possession of Tract 1 and 2 will be given at closing. Possession on the crop ground will be given after harvest. Possession of pasture land will be given December 31, 2025.

Mineral Rights: The sale shall include 100% of the mineral rights owned by the sellers.

Easements: Sale of the property is subject to any and all easements on record.

Acreage: Acreage will be based upon new survey.

Taxes: 2025 Taxes will be paid by Sellers and they will retain all the 2025 farm income.

Online Bidding: Real estate and Farm Machinery will be on Wheeler Live.

Auction Method: Tracts 1 and 2 will be sold on a stand alone basis for total dollar. Tracts 3 through 8 will be sold by the acre using the choice method. Following the real estate portion of the sale we will then move to household items and then farm machinery.

Survey: New survey is being conducted by John Schaefer of Macon of tracts 3 through 8.

Closing: Anticipated closing date shall be on or before December 29, 2025 or on a date mutually agreed upon between the buyer(s) and the sellers conducted at the office of Town & Country Abstract in Moberly, MO 660-263-0425.

Agency: Wheeler Auctions & Real Estate and its representatives are Exclusive Agents for the sellers.

Disclaimer: The property is being sold on an "as is, where is" basis, and no warranty or representation, either express or implied, concerning the property is made by either the sellers or the auction company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. Acreage is estimated. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. 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.

New Data, Corrections and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. **ALL ANNOUNCEMENTS AND INFORMATION GIVEN FROM THE AUCTION PODIUM SHALL TAKE PRECEDENCE OVER PREVIOUSLY PRINTED OR STATED ADVERTISEMENT.**

TRACT 1



TRACT 2



Wheeler



AUCTIONS & REAL ESTATE

23101 Hwy 24
Paris, MO 65295

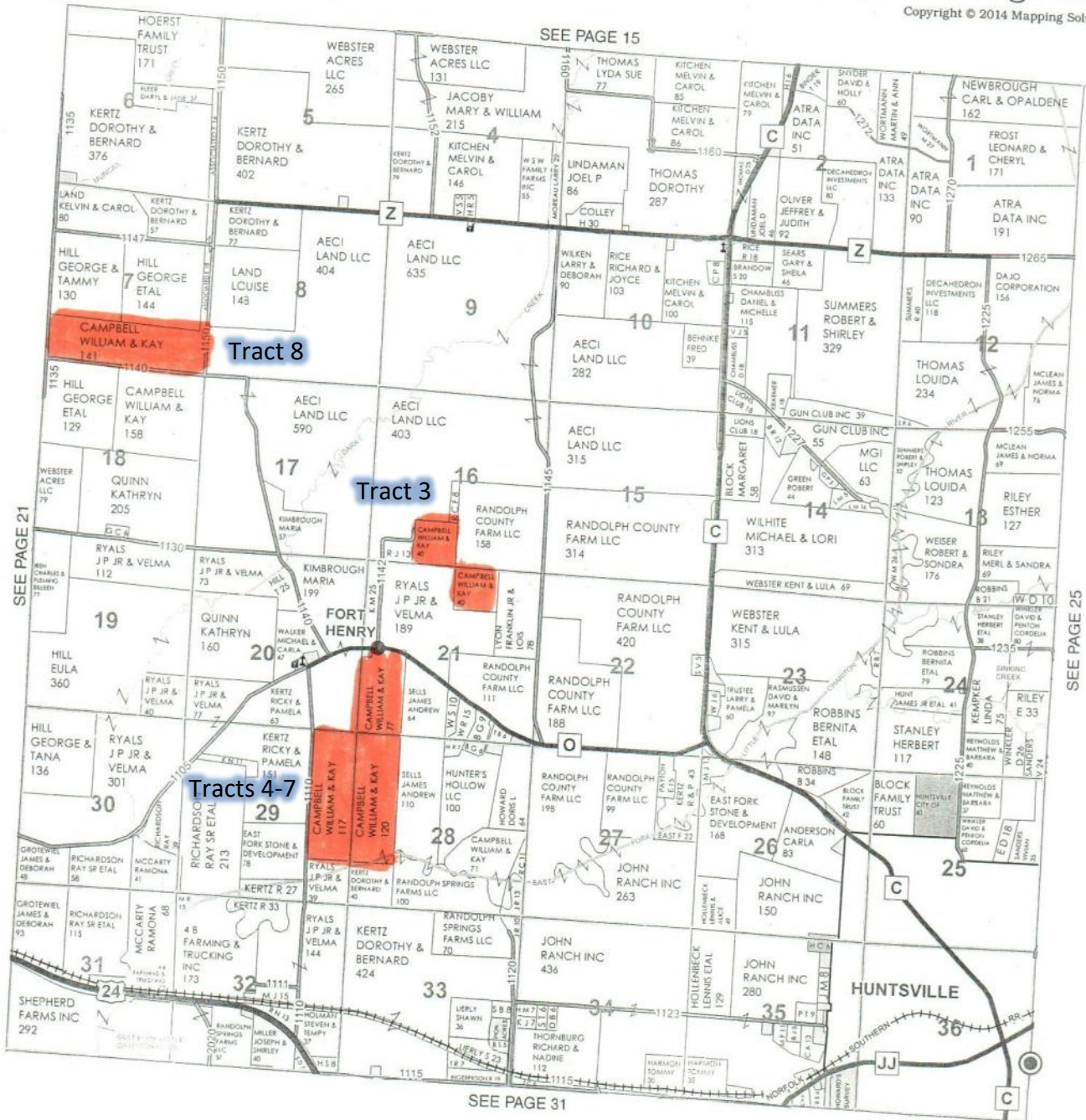
Phone: 660-327-5890
Fax: 660-327-5380

CHAS WHEELER
OWNER/AUCTIONEER
CHARLIE NORDWALD
636-795-4552

MIKE WILLIAMS
816-797-5450
www.wheelerauctions.com

Township 54N - Range 15W

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TRACT 3



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.

Randolph Co. FSA

SB=Soybeans-COM-GR, DC SB=Double Crop SB
 C=Corn-Yel-GR, Wht=Wheat-SRW-GR
 Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg
 Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand
 ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg
 ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot
 Clover=Clover-Red-Fg,
 Mixed IGS or LGM=Mixed Fg LGM or IGS
 *Unless notated on Map

1:4,310

Program Year: 2025

Created: 8/14/2025

Flown: 2022-6-20

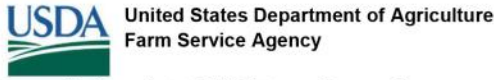


- clu
- crp

**Farm 6976
Tract 495**

TRACT 3

MISSOURI
 RANDOLPH
 Form: FSA-156EZ



FARM : 6976
 Prepared : 9/22/25 2:57 PM CST
 Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : WILLIAM D CAMPBELL
CRP Contract Number(s) : None
Recon ID : 29-175-2023-47
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
816.70	681.03	681.03	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	681.03	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	49.61	0.00	43	
Soybeans	303.40	0.00	28	
TOTAL	353.01	0.00		

NOTES

Tract Number : 495

Description : D6/1A SEC 16,21 T54 R15
FSA Physical Location : MISSOURI/RANDOLPH
ANSI Physical Location : MISSOURI/RANDOLPH
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WILLIAM D. AND KAY A. CAMPBELL TRUST
Other Producers : None
Recon ID : None

Tract Land Data

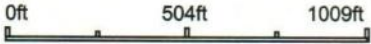
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.25	64.24	64.24	0.00	0.00	0.00	0.00	0.0

Aerial Map



©2025 AgriData, Inc.

Map Center: 39° 28' 12.28, -92° 36' 0.94



21-54N-15W
Randolph County
Missouri

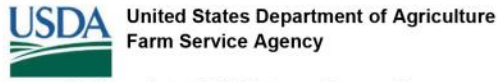


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/19/2025

TRACT 3

MISSOURI
RANDOLPH
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6976
Prepared : 9/22/25 2:57 PM CST
Crop Year : 2025

Tract 495 Continued ...

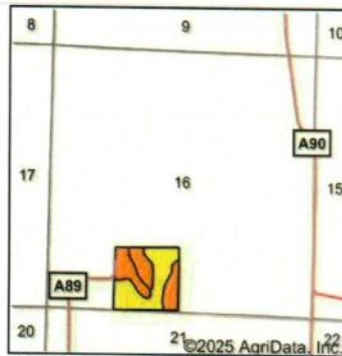
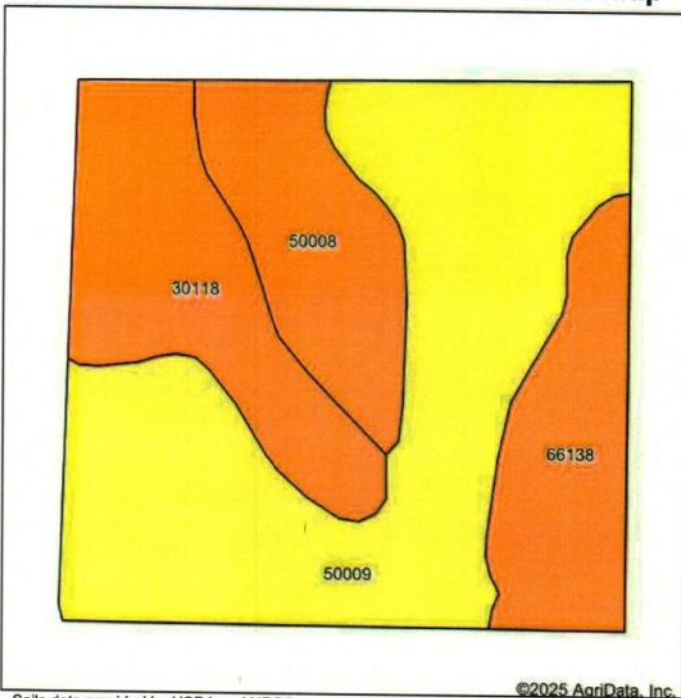
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.59	0.00	43
Soybeans	27.58	0.00	28
TOTAL	32.17	0.00	

NOTES

Soils Map Top 40 Acres



State: **Missouri**
County: **Randolph**
Location: **16-54N-15W**
Township: **Salt Springs**
Acres: **37.31**
Date: **9/24/2025**



Soils data provided by USDA and NRCS.

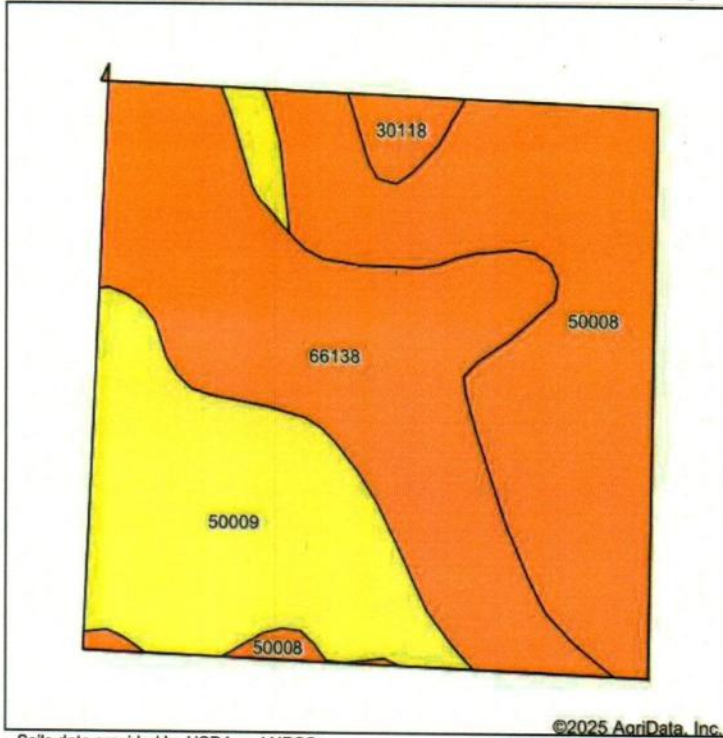
Area Symbol: MO175, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	18.92	50.7%	■	Ive							
30118	Lagonda silt loam, 5 to 9 percent slopes, eroded	7.41	19.9%	■	Ille	4	7	6	7	6	7	
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	5.49	14.7%	■	Ille							
66138	Popolis silty clay loam, 1 to 3 percent slopes, frequently flooded	5.49	14.7%	■	Illw			7	6	7	9	
Weighted Average						3.51	0.8	1.4	2.2	2.3	2.2	2.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 3

Soils Map Bottom 40 Acres



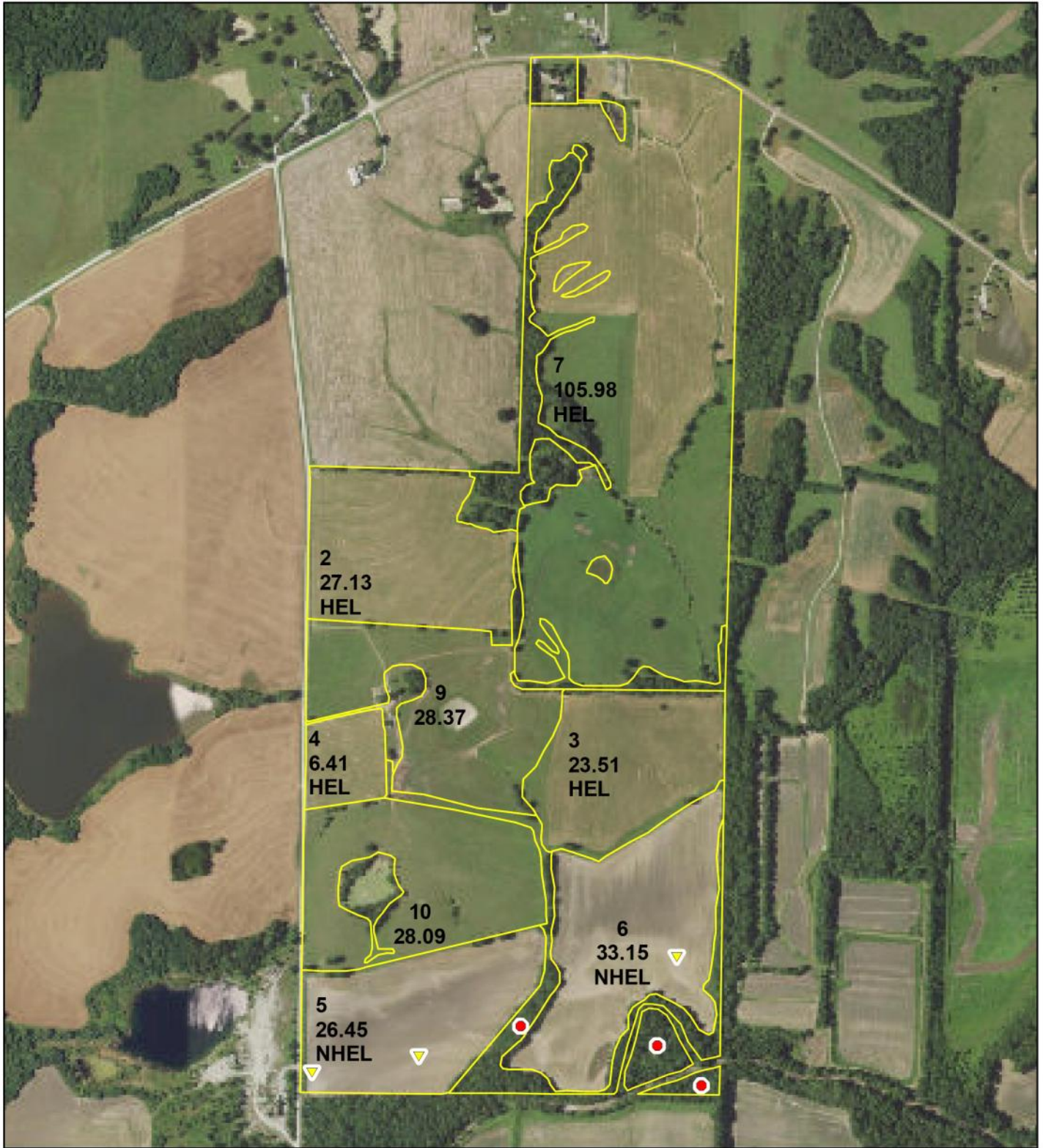
State: **Missouri**
 County: **Randolph**
 Location: **21-54N-15W**
 Township: **Salt Springs**
 Acres: **40.11**
 Date: **9/24/2025**



Area Symbol: MO175, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	
66138	Piopollis silty clay loam, 1 to 3 percent slopes, frequently flooded	14.28	35.6%		Illw			7	6	7	9	
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	14.12	35.2%		Ille							
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	10.88	27.1%		Ive							
30118	Lagonda silt loam, 5 to 9 percent slopes, eroded	0.83	2.1%		Ille	4	7	6	7	6	7	
Weighted Average						3.27	0.1	0.1	2.6	2.3	2.6	3.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 4-7



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.

Randolph Co. FSA

SB=Soybeans-COM-GR, DCSB=Double Crop SB
 C=Com-Yel-GR, Wht=Wheat-SRW-GR
 Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg
 Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand
 ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg
 ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot
 Clover=Clover-Red-Fg,
 Mixed IGS or LGM=Mixed Fg LGM or IGS
 *Unless notated on Map

1:9,610

Program Year: 2025
 Created: 8/14/2025
 Flown: 2022-6-20



- clu
- crp

Farm 6976
Tract 8244

TRACT 4-7

MISSOURI
RANDOLPH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6976
Prepared : 9/22/25 2:57 PM CST
Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : WILLIAM D CAMPBELL
CRP Contract Number(s) : None
Recon ID : 29-175-2023-47
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
816.70	681.03	681.03	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	681.03	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	49.61	0.00	43	
Soybeans	303.40	0.00	28	
TOTAL	353.01	0.00		

Tract Number : 8244

Description : D6/D7SEC 20,21,28,29 T54 R15
FSA Physical Location : MISSOURI/RANDOLPH
ANSI Physical Location : MISSOURI/RANDOLPH
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WILLIAM D. AND KAY A. CAMPBELL TRUST
Other Producers : TOM D CAMPBELL
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
316.15	279.09	279.09	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	279.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

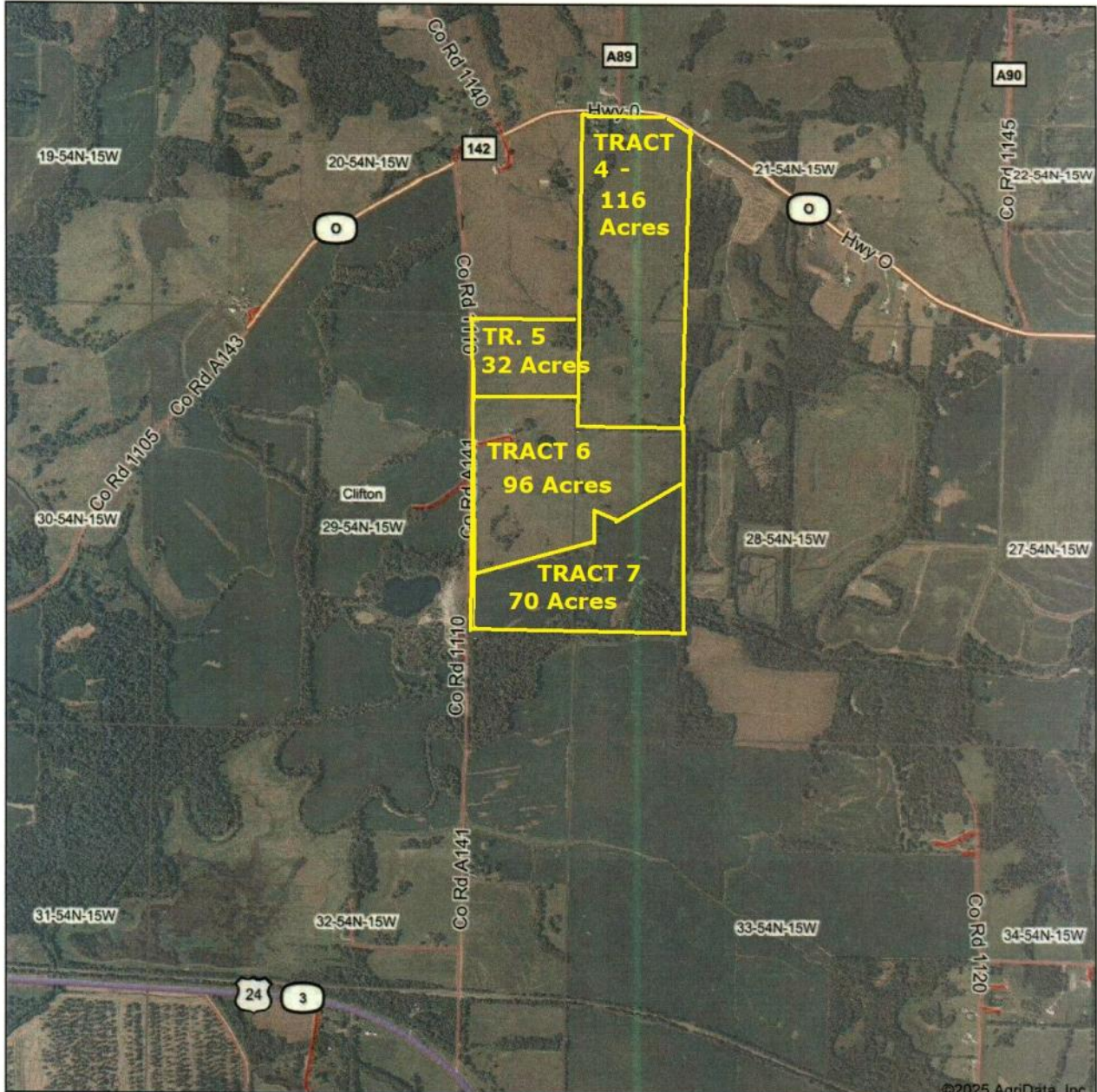
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	21.81	0.00	43
Soybeans	131.16	0.00	28
TOTAL	152.97	0.00	

NOTES

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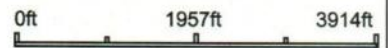
TRACT 4-7

Aerial Map



©2025 AgriData, Inc.

Map Center: 39° 26' 54.39, -92° 36' 39.59



29-54N-15W
Randolph County
Missouri



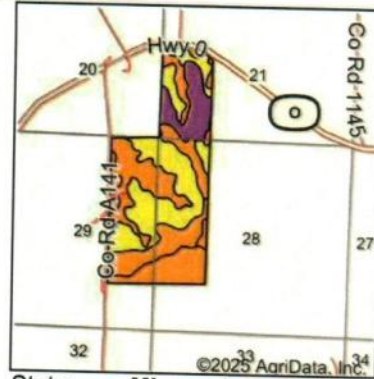
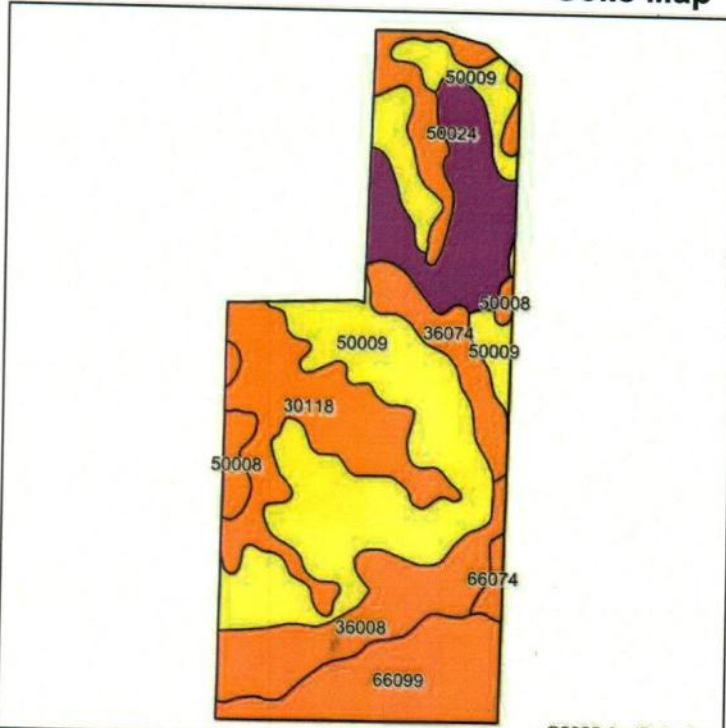
Maps Provided By:

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9/19/2025

TRACT 4-7

Soils Map








State: **Missouri**
 County: **Randolph**
 Location: **28-54N-15W**
 Township: **Salt Springs**
 Acres: **324.77**
 Date: **9/24/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO175, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	113.92	35.2%		Ive									
30118	Lagonda silt loam, 5 to 9 percent slopes, eroded	68.21	21.0%		IIle	4	7	6			7		6	7
36008	Bremer silt loam, 0 to 2 percent slopes, rarely flooded	38.70	11.9%		IIIw				8		7		8	8
66099	Piopolis silty clay loam, 0 to 2 percent slopes, frequently flooded	38.70	11.9%		IIIw				7		6		7	9
50024	Gospport silt loam, 14 to 30 percent slopes, eroded	37.32	11.5%		Vle	4	6	4	7	7	5	2	5	6

Soils data provided by USDA and NRCS.

pg 1 of 2

TRACT 4-7

Maps Provided By:



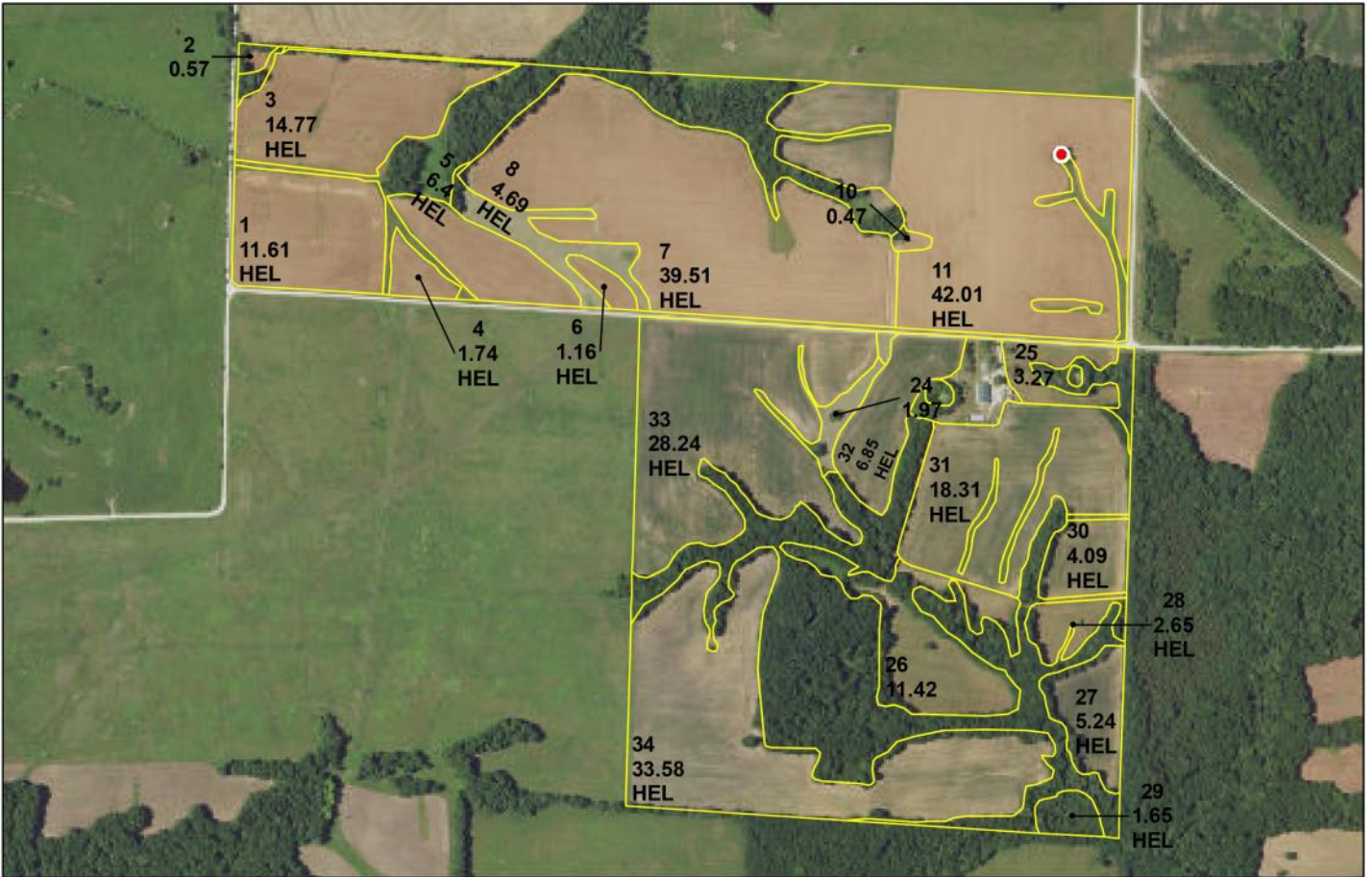
© AgriData, Inc. 2023 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	
36074	Bremer silt loam, 1 to 3 percent slopes, occasionally flooded	17.05	5.2%		IIIw			7			7		8	9	
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	7.83	2.4%		IIIe										
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	3.04	0.9%		IIIw			7			6		7	8	
Weighted Average						3.70	1.3	2.2	3.9	0.8	0.8	4	0.2	4.1	4.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

pg 2 of 2

TRACT 8



crp
 clu
Farm 6976
Tract 10556

SB=Soybeans-COM-GR, DCSB=Double Crop SB
 C=Com-Yel-GR, Wht=Wheat-SRW-GR
 Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg
 Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand
 ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg
 ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot
 Clover=Clover-Red-Fg,
 Mixed IGS or LGM=Mixed Fg LGM or IGS
 *Unless notated on Map

Randolph Co. FSA 1:8,290
Program Year: 2025
 Created: 8/14/2025
 Flown: 2022-6-20

**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.



TRACT 8

MISSOURI
RANDOLPH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6976
Prepared : 9/22/25 2:57 PM CST
Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : WILLIAM D CAMPBELL
CRP Contract Number(s) : None
Recon ID : 29-175-2023-47
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
816.70	681.03	681.03	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	681.03	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	49.61	0.00	43	
Soybeans	303.40	0.00	28	
TOTAL	353.01	0.00		

Tract Number : 10556

Description :
FSA Physical Location : MISSOURI/RANDOLPH
ANSI Physical Location : MISSOURI/RANDOLPH
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILLIAM D. AND KAY A. CAMPBELL TRUST
Other Producers : None
Recon ID : 29-175-2016-40

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
304.07	240.20	240.20	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	240.20	0.00	0.00	0.00	0.00	0.00

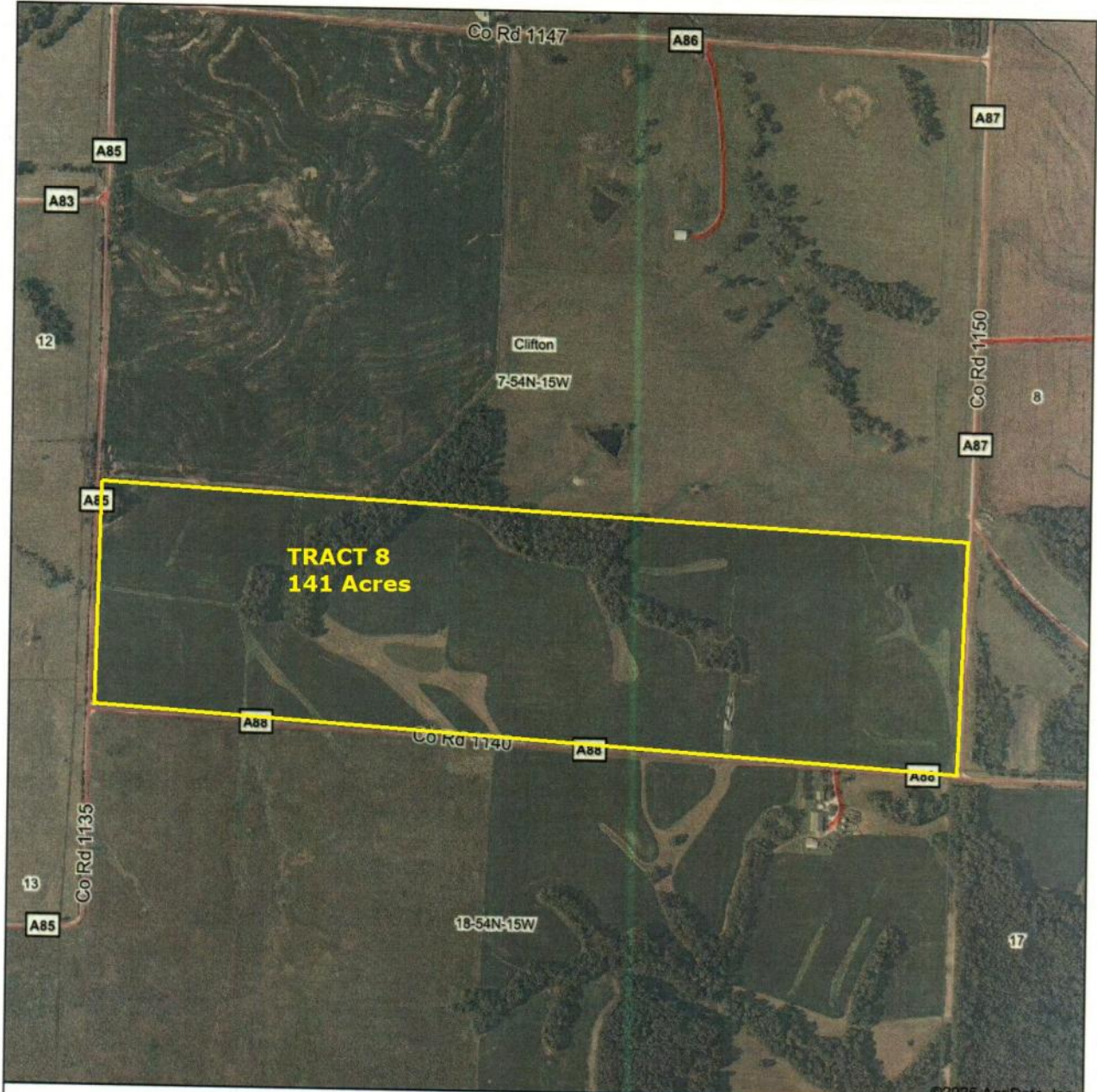
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	19.08	0.00	43
Soybeans	114.70	0.00	28
TOTAL	133.78	0.00	

NOTES

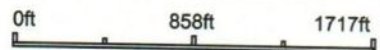
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Aerial Map



©2025 AgriData, Inc.

Map Center: 39° 29' 21.01, -92° 38' 9.03



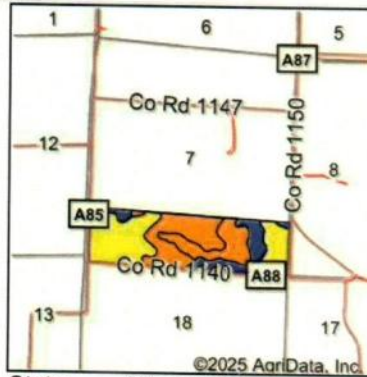
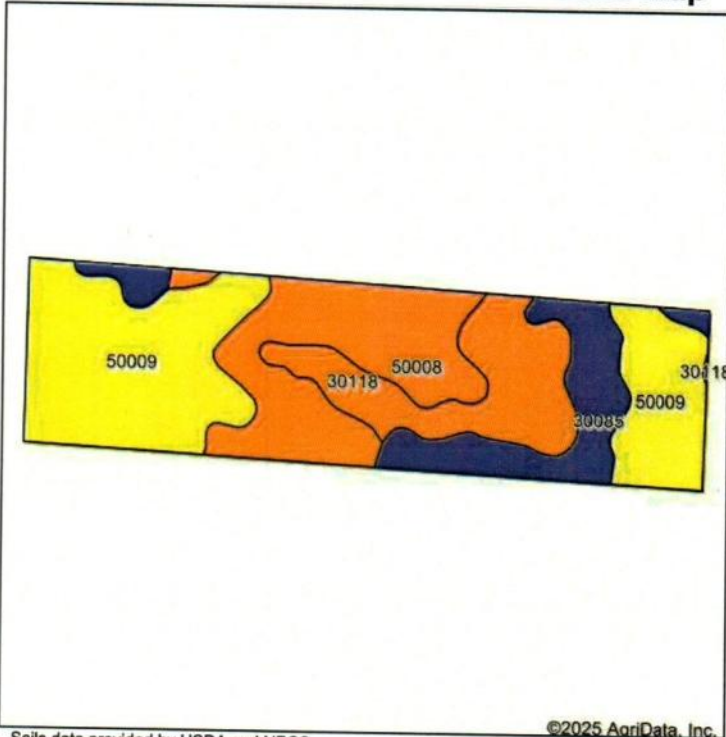
7-54N-15W
Randolph County
Missouri



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPS
© AgriData, Inc. 2023 www.AgrIDataInc.com

9/24/2025

Soils Map



State: **Missouri**
 County: **Randolph**
 Location: **7-54N-15W**
 Township: **Clifton**
 Acres: **142.72**
 Date: **9/24/2025**







Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Maps Provided By:


 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: MO175, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	58.62	41.0%		IVe							
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	36.79	25.8%		IIIe							
30118	Lagonda silt loam, 5 to 9 percent slopes, eroded	25.50	17.9%		IIIe	4	7	6	7	6	7	
30085	Grundy silt loam, 2 to 5 percent slopes	21.81	15.3%		Ile							
Weighted Average						3.26	0.7	1.3	1.1	1.3	1.1	1.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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.

Randolph Co. FSA

SB=Soybeans-COM-GR, DCSB=Double Crop SB
 C=Com-Yel-GR, Wht=Wheat-SRW-GR
 Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg
 Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand
 ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg
 ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot
 Clover=Clover-Red-Fg,
 Mixed IGS or LGM=Mixed Fg LGM or IGS
 *Unless notated on Map

1:4,780

Program Year: 2025

Created: 8/14/2025

Flown: 2022-6-20



- clu
- crp

Farm 6976
Tract 11476

MISSOURI
 RANDOLPH
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 6976
 Prepared : 9/22/25 2:57 PM CST
 Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : WILLIAM D CAMPBELL
 CRP Contract Number(s) : None
 Recon ID : 29-175-2023-47
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
816.70	681.03	681.03	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	681.03	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	49.61	0.00	43	
Soybeans	303.40	0.00	28	
TOTAL	353.01	0.00		

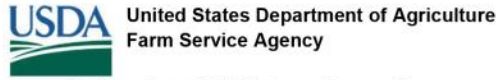
Tract Number : 11476

Description :
 FSA Physical Location : MISSOURI/RANDOLPH
 ANSI Physical Location : MISSOURI/RANDOLPH
 BIA Unit Range Number :
 HEL Status : HEL determinations not completed for all fields on the tract
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : WILLIAM D. AND KAY A. CAMPBELL TRUST
 Other Producers : None
 Recon ID : 29-175-2023-45

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.23	97.50	97.50	0.00	0.00	0.00	0.00	0.0

MISSOURI
 RANDOLPH
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6976
 Prepared : 9/22/25 2:57 PM CST
 Crop Year : 2025

Tract 11476 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	97.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.13	0.00	43
Soybeans	29.96	0.00	29
TOTAL	34.09	0.00	

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

**AGREEMENT TO PURCHASE REAL ESTATE
AT PUBLIC AUCTION**

THIS AGREEMENT TO PURCHASE REAL ESTATE AT PUBLIC AUCTION (later called the "Agreement"), made and entered into as of this 25th day of November, 2025 by and between William D. & Kay A. Campbell Trust

(collectively later called the "Seller"), and _____ and/or assigns (later called the "Purchaser"), as the highest bidder on the property (as defined in Paragraph 1) at the public auction on this date (the "Auction"), is made subject to the following terms, covenants and conditions:

1. **PROPERTY:** Seller agrees to sell and Purchaser agrees to purchase tract(s) _____ sold as a total amount and/or tract(s) _____ sold on a per acre basis with approximately _____ total acres of real estate situated in Randolph County, MO. Purchaser hereby acknowledges and understands that the Property is being sold on an "as is where is" basis. Purchaser further acknowledge that this Agreement is not contingent upon financing and that failure to close this transaction on or before Monday, Dec. 29, 2025 due to any delay caused by Purchaser shall constitute a forfeiture of the Earnest Money.

2. **PURCHASE PRICE:** Purchaser agrees to pay to the Seller the total sum of

(the "purchase price") subject to acreage determination by survey. Purchase price is figured from: _____

Upon execution of this agreement, the Purchaser will pay by check and not in cash

(which amount is equal to ten percent (10%) of the Purchase Price as Earnest Money made payable to and to be held in the escrow account of Town & Country Abstract as escrow agent, there under for delivery to the Seller at the time of closing or as otherwise provided for herein. The balance of the Purchase Price shall be paid by Purchaser to the Seller at closing in cash or form of payment acceptable to the Seller.

3. **TITLE:** Seller shall furnish Purchaser with an Owners Title Insurance Commitment (Title Commitment), issued by Town & Country Abstract. Title insurance premium policy is to be split 50/50 between the buyer(s) and seller. The Title Commitment shall commit the subject title company to issue Purchaser its standard owner's policy in the amount of the purchase price, showing title to the Property in the name of the Seller.

In the event that the Seller is unable to convey the Property in accordance with the terms of this agreement, Purchaser shall elect to either (a) take the Property encumbered with the objectionable exceptions to the title and waive any and all objections thereto without abatement of the Purchase Price, or (b) receive a refund of the Earnest Money, and upon such refund being made, this Agreement shall terminate and be of no further force and effect.

4. **SURVEY:** If survey is necessary, survey shall be provided at Seller's expense a new survey reflecting the legal description, acreage and boundary lines for any Tract of the Property where there is no existing legal description or where new boundaries are created by the divisions of Tracts at the Auction. Any need for a survey shall be determined at the sole discretion of the Seller. If a new survey is determined to be necessary by the Seller, the Purchase Price shall be adjusted to reflect any difference between the bid acreage and the surveyed acreage. Purchaser will then have a revised Purchase Price calculated by Multiplying the surveyed acreage by the actual Purchase Price per Acre indicated in Paragraph 2.

5. **CLOSING AND POSSESSION:** The "Closing" shall take place on or before Monday, Dec. 29, 2025 at the office of Town & Country Abstract at a time designated by the Seller and agreed upon by Purchaser. Concurrently with the Closing, Purchaser shall pay to the Seller the Purchase Price, less the Earnest Money as provided for herein. Upon full receipt of the entire Purchase Price by Seller, Seller shall deliver to Purchaser special warranty deeds from each selling entity conveying title in the property to the Purchaser. Purchaser shall pay the charge for recording the Deed. Seller and Purchaser agree to execute any real estate transfer declarations required by the state, county or municipality in which the Property is located. The Seller and Purchaser agree to provide and to execute such further documents as may be necessary or customary to close this Agreement (e.g., Seller Affidavit; FITPA Affidavit; Organizational documents and closing statement) Closing fees to be split equally.

6. **CASUALTY:** Seller will keep the Property and Improvements insured until closing. If the improvements on the property are substantially damaged or destroyed by fire or other casualty prior to closing, then Buyer will have the option of accepting all of the insurance proceeds and proceeding to close this Agreement, or terminating this Agreement. If this Agreement is terminated due to this paragraph then the earnest money will be returned to the Buyer.

7. **WARRANTIES:** Purchaser acknowledges that Purchaser has been given an opportunity for a full inspection of the property and related information and further acknowledges with respect to this agreement that Purchaser is satisfied in all respects with the condition of the Property and all matters pertaining thereto. Purchaser accepts the Property "as is" and in its present condition with Purchaser assuming risk thereof. Purchaser understands that Seller makes no warranty or representation of any kind, either implied or expressed or arising by particular purpose of the Property or any portion thereof, and in no event shall Seller be liable for consequential damages. Purchaser acknowledges that Seller has not agreed to perform any work on or about the Property as a condition of Purchaser's purchase of it.

8. **MINERAL RIGHTS:** One hundred percent (100%) of the mineral rights owned by Seller with respect to the Property, if any, shall be conveyed to Purchaser at Closing.

9. **REAL ESTATE TAXES AND ASSESSMENTS:** 2025 Taxes will be paid by Sellers and they will retain all the 2025 farm income.

10. **DEFAULT:** If Purchaser fails to perform any obligation imposed by this Agreement, Seller may serve written notice of default upon Purchaser and if such default is not corrected within ten (10) days thereafter, then, at the option of the Seller, this Agreement shall terminate and the Seller shall be entitled to retain the Earnest Money paid hereunder as liquidated damages. The foregoing remedy in the event of default is not intended to be the exclusive remedy of Seller, and Seller shall have the right to seek any other remedies available at law or equity, including but not limited to specific performance. Default by Purchaser shall entitle Seller to court costs and reasonable attorney's fees incurred in enforcing the provision of this Agreement. In the event of failure of Seller to perform the obligations imposed by this Agreement, Purchaser's sole remedy hereunder is to terminate this Agreement and receive a refund of the Earnest Money upon similar notice served upon Seller and similar expiration time period.

The Escrow Agent, upon receiving an affidavit from the non-defaulting party stating that this Agreement has been terminated as provided herein, shall be entitled to rely upon such affidavit and shall deliver the earnest money to the non-defaulting party.

11. **ENVIRONMENTAL:** The Purchaser acknowledges that the Seller has not made and hereby disclaims any and all representations and warranties, either express or implied, regarding the environmental condition of the Property. The Purchaser shall rely upon its own independent investigation, inspection, inquiry, analysis, and due diligence to evacuate and ascertain the environmental condition of the Property. The Purchaser has been advised that the Property is being sold "as is, where is" and that Seller is not representing or warranting that the condition of the Property is in accordance or compliance with any past, present, or future federal, state or local environmental laws, regulations, requirements, or standards.

As a matter of corporate policy, Seller makes it a practice to expressly advise any purchaser that the improvements on the Property include materials, which may contain asbestos, and encourages Purchaser to investigate specifically whether asbestos containing materials exist on the Property.

12. **PROVISIONS RELATING SPECIALLY TO SELLER/TRUST/ TRUSTEES/ EXECUTOR AND THEIR RESPECTIVE SPECIAL CIRCUMSTANCES:** Trustee/Executor Disclaimer. Each fiduciary comprising Seller executes this instrument only in its representative capacity and shall not be bound or obligated hereunder except in such capacity. Purchaser acknowledges and agrees that this Agreement is made by such fiduciaries solely in their fiduciary capacity as described in the signatures affixed hereto, and that such fiduciaries shall not be liable for any breach or any failure to perform any obligation under this Agreement except from assets held in the fiduciary capacity described.

13. PROVISIONS RELATING TO THE AUCTION COMPANY/AUCTIONEER/BROKERS/FINDERS/ AGENTS:

(a) This Agreement is solely between Seller and Purchaser. Wheeler Auctions & Real Estate, L.L.C. (the "Auction Company") and its licensed auctioneers are employed by the Seller. The Auction Company and its auctioneers shall not be liable for any patent or latent defects or deficiencies existing in the Property, improvements or other appurtenant structures thereon, nor for any information provided to the Purchaser. The Purchaser acknowledges that it has conducted its own independent investigations, inspections, inquiries and due diligence concerning the Property.

(b) **(b)** Commission. Notwithstanding any other provisions of this Agreement, the right to commission, if any, payable to any agent representing either party to this Agreement shall not vest until the transaction is closed, and shall be payable only out of proceeds of closing and said agent shall have equal right to any portion of Earnest Money forfeitures.

14. IRS 1031 TAX EXCHANGE DECLARATION (Optional):

It is agreed between the purchaser(s) and seller(s) that a material part of the consideration to the Purchasers for purchasing is that the Purchaser has the option to qualify this transaction as part of a tax-deferred exchange under Section 1031 of the Internal Revenue Code of 1986 as amended. Sellers agree that Purchaser may assign this Agreement to an exchange intermediary of Purchasers choice. Purchaser agrees that any and all additional expense, if any, shall be borne by Purchaser and Sellers agree to fully cooperate to complete the exchange.

Seller hereunder desires to exchange, for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended and the Regulations promulgated there under, fee title in the property which is the subject of this Contract. Seller expressly reserves the right to assign its rights, but not its obligations, hereunder to a Qualified Intermediary as provided in IRC Reg. 1.1031(k)-1(g)(4) on or before the closing date.

15. MISCELLANEOUS:

(a) **Jurisdiction.** This agreement shall be construed in accordance with the laws of the State of Missouri. Any provision of this Agreement which is unenforceable or invalid, or the inclusion of which would affect the validity, legality, or enforcement of this Agreement shall be of no effect, but all the remaining provisions of the Agreement shall remain in full force and effect.

(b) **(b) Entire Agreement.** This Agreement contains the entire agreement of the parties and no representations, warranties or agreements have been made by either of the parties except as set forth in this Agreement.

(c) **Heirs, Successors and Assigns.** This Agreement shall ensure to the benefit of and shall be binding upon the Seller and Purchaser and their respective heirs, successors, and permitted assigns, provided, however, that Purchaser may not assign its rights or obligations hereunder without the prior written consent of the Seller.

(d) **Time is Of the Essence.** The time for performance of the obligations of this Agreement is of the essence.

(e) **Notice.** All notices shall be in writing and shall be deemed to have been properly delivered as of the time of delivery if personally delivered or as of the time deposited in the mail systems if sent by United States certified mail, return receipt requested, and postage prepaid.

16. **FSA/NRCS:** Seller is obligated to maintain (if any) the current FSA Program and Basis on the above listed real estate. Buyer agrees to the division of FSA Program data as a percent of cropland acres per tract. Buyer assumes the responsibility of any and all FSA or NRCS Programs currently in place. Buyer will be required to maintain and comply with FSA regulations of the CRP contract.

17. **Tenant Rights:** Tract 1 has no tenancies. Tract 2 will be sold with a month to month tenant in place. Tract 3 through 8 farm tenancy will end at harvest or December 31, 2025.

18. **SPECIAL AGREEMENTS (if any):** _____

IN WITNESS WHEREOF, the parties have executed this Agreement in three counterparts, each of which shall be deemed an original instrument, as of the day, month and year first above written.

SELLER:

PURCHASER:

Address _____

Address _____

City, State, Zip _____

City, State, Zip _____

Phone _____

Phone _____

Email _____

Email _____

Date _____

Date _____

Lender Contact _____

TITLE COMPANIES INFORMATION:

Name: Town & Country Abstract
Address: 541 W. Coats St #101, Moberly, MO 65270
Phone: (660) 263-0425