

SCHRADER
 Real Estate and Auction Company, Inc.
 950 N. Liberty Drive, P.O. Box 508
 Columbia City, IN 46725
 800-451-2709 • 260-244-7606



NOVEMBER 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

AUCTION MANAGER:

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Vernon and Cedar County, Missouri
LAND AUCTION

238±
 acres
 offered in 7 tracts
 From 10 to 48 acres



Vernon and Cedar County, Missouri
LAND AUCTION



Three Ponds • Hay Meadow • Pasture Land • Mature Hardwoods • 3 Bdrm Home



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Vernon and Cedar County, Missouri
LAND AUCTION



- Three Ponds
- Hay Meadow
- Pasture Land
- Mature Hardwoods
- 3 Bdrm, 1 Ba Home



Tract 6



Tract 3



Tract 1

238±
 acres
 offered in 7 tracts
 from 10 to 48 acres

Thursday, November 12 at 6pm
held at the El Dorado Springs Community Center

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Tract 1

238±
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 offered in 7 tracts
 From 10 to 48 acres

Tract 7

238[±] acres

offered in 7 tracts
from 10 to 48 acres

Vernon and Cedar County, Missouri LAND AUCTION

Thursday, November 12 at 6pm

AUCTION SITE: El Dorado Springs Community Center, 135 W Spring St, El Dorado Springs, MO 64744

PROPERTY LOCATION

Tracts 1-4: From Hwy 54 and County Line Rd HH intersection go south from approximately 5 miles, turn right on Quantrill Rd and the property entrance will be the first on your left.

Tracts 5-7: From Hwy 54 and Hwy 32 intersection go south on Hwy 32 for 6 miles, the property will begin on your right.

Comprised of 238± acres in Vernon and Cedar Counties, these farms offer an opportunity to purchase quality land in multiple tracts and combinations. The acreage features diverse terrain throughout, creating appeal for a wide range of potential Buyers. The Vernon County farm includes a 3 Bedroom, 1 Bathroom single-family home with full basement, cross-fenced pastureland, three ponds and groves of mature Oak, Hickory and other hardwood trees. The Cedar County farm is comprised of mostly open hay meadow, is fronted by paved highways on two sides and has over 60 acres of Class II Barco-Sylvania Complex and Barden Loam soils. Both farms are located only 5-6 miles south of Highway 54/El Dorado Springs and will be offered in 7 individual tracts and combinations. For more thorough information regarding title work, ground and aerial photography, soil maps, topo maps, FSA data and more please reference our Bidder Information Booklet.

TRACT DESCRIPTIONS

TRACT 1: 40± acres that include a mixture of gently rolling pastureland, mature hardwood trees, a large pond and all of the improvements. 3 Bedroom, 1 Bath home with full basement, hardwood floors, like-new windows and a large back patio. Other improvements include a small garage with workshop, carport, farm shop with concrete floors and multiple open face bays for equipment storage and a pole-style metal barn used for hay and equipment storage. The house and shop buildings are currently using well water, however a public water tap is available on Quantrill Rd at the property entrance and the rights to that water tap will go with Tract 1.

TRACT 2: 47± acres situated in the Northeast corner of the Vernon County farm. This tract has no improvements and is comprised of rolling pastureland, a nice pond and is dissected by a tree-lined creek bottom. There is excellent elevation and multiple potential building sites on this parcel.

TRACT 3: 27± acres of densely wooded mature trees create a very secluded parcel for a potential building site or recreational property.

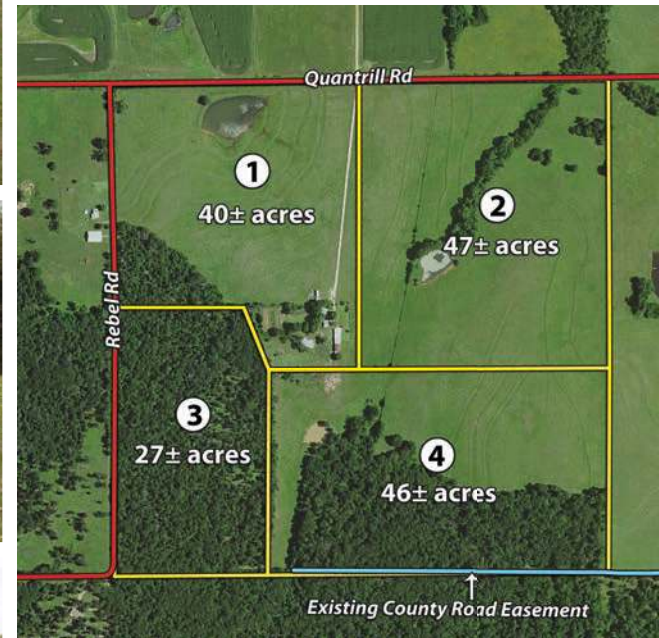
TRACT 4: 46± acres along the southern side of the Vernon County farm. This tract is a split of pastureland, mature hardwood trees and one nice pond. The parcel is accessed from County Line Rd HH using the county road right-of-way that extends west from E 800 Rd, creating a nice private entrance. Wild Turkey and Whitetail Deer have both been spotted on Tract 4.

TRACT 5: 10± acres located in the Southwest corner of the Cedar County farm. This parcel has paved road frontage on Hwy 97 and is a mixture of nice lying hay meadow and scattered trees around the perimeter; primary soil type is Barden Silt Loam.

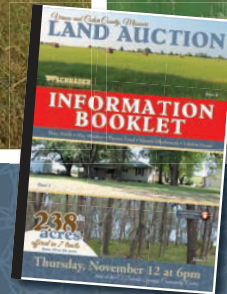
TRACT 6: 20± acres located in the Southeast corner of the Cedar County farm. This parcel is fronted on the south by Hwy 97 and is a mixture of hay meadow and trees; great potential building site.

TRACT 7: 48± acres of quality hay meadow fronting Hwy 32 that could be put into cultivation if wanted. This tract is mostly open and is comprised of primarily Barco-Sylvania Complex, class II soils.

SELLER: Ellison Trust



Visit SchraderAuction.com for more property photos



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Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

TERMS AND CONDITIONS

PROCEDURE: Tracts 1 through 7 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately

following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by individual DEED and/or TRUSTEES DEED WITHOUT WARRANTY.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

SURVEY: The Seller shall provide a new survey where there is no

existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty

or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 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. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.