

# LAND AUCTION



**Kenny Tromp**

816-304-8771

**Auctioneer**

**193+/- Acres 183 +/- Tillable**

***June 4, 2015 @ 1:00 pm***

***LOCATION:***

***Pilot Grove Community Center***

***Pilot Grove, Missouri 65776***



**Dirk Talley**

913-231-0098

**TALLEY & ASSOCIATES**  
**AUCTION**  
**SERVICES**



## Terms and Conditions:

- 10% of the total contract price will be due immediately upon closing of the auction as earnest money in the form of personal check, cashier's check, or business check and is non-refundable.
- BIDDING IS NOT CONTINGENT UPON FINANCING.
- Closing shall take place on or before 30 days after the auction.
- Possession delivered upon closing.
- Taxes will be prorated to the day of closing.
- No buyer's premium shall be charged.



**PROPERTY CAN BE PURCHASED PRIOR TO AUCTION**

# Aerial Map



©2015 AgriData, Inc.

map center: 38° 49' 42.16, 92° 54' 24.08

scale: 6268

**21-47N-18W**  
**Cooper County**  
**Missouri**

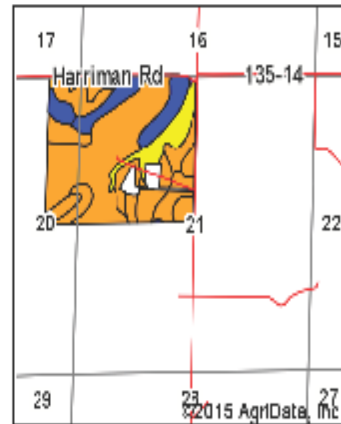
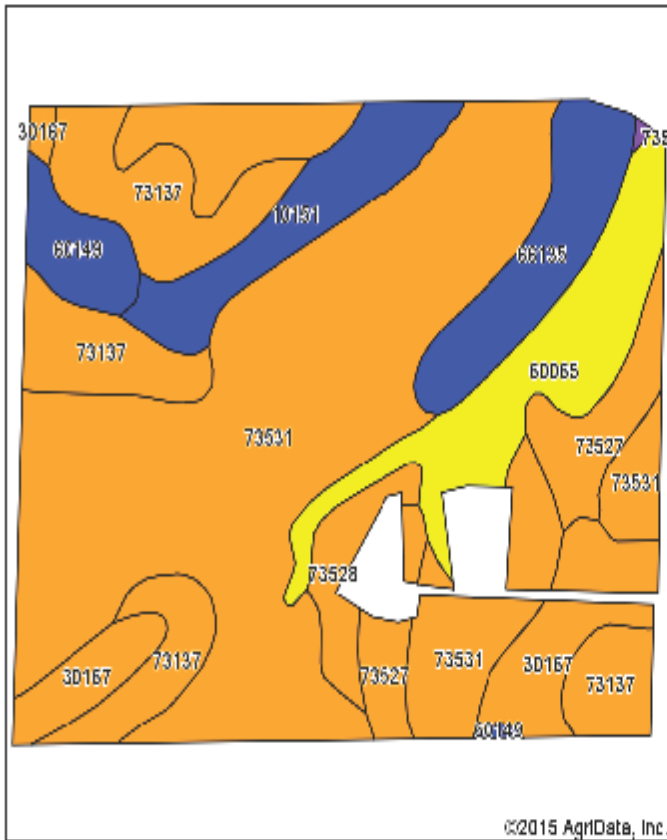


2/27/2015



Field borders provided by Farm Service Agency as of 5/21/2006. Aerial photography provided by Aerial Photography Field Office.

# Soil Map



State: Missouri  
 County: Cooper  
 Location: 21-47N-18W  
 Township: Palestine  
 Acres: 196.41  
 Date: 2/27/2015



Soils data provided by USDA and NRCS.

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Area Symbol: M0053, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Boybeans
73531	Ciafork silt loam, 5 to 8 percent slopes, eroded	93.57	47.6%		IIIe		
73137	Ciafork silt loam, 2 to 5 percent slopes, eroded	28.05	14.3%		IIIe	89	32
60065	Bluelick silt loam, 8 to 15 percent slopes, eroded	17.81	9.1%		IVe		
30167	Pershing silt loam, 2 to 5 percent slopes	13.72	7.0%		IIIe		
66135	Dameron silt loam, 1 to 4 percent slopes, occasionally flooded	11.71	6.0%		IIw		
10151	Wakenda silt loam, 2 to 5 percent slopes	11.05	5.6%		IIIe		
73527	Buncelon silt loam, 3 to 8 percent slopes	10.13	5.2%		IIIe		
60149	Leslie silt loam, 1 to 3 percent slopes	5.50	2.8%		IIw		
73528	Buncelon silt loam, 3 to 8 percent slopes, eroded	4.70	2.4%		IIIe		
70024	Goss very gravely silt loam, 15 to 35 percent slopes, very stony	0.17	0.1%		VIe		
<b>Weighted Average</b>						<b>12.7</b>	<b>4.8</b>

Area Symbol: M0053, Soil Area Version: 14

Soils data provided by USDA and NRCS.




# SHOW-ME

## Real Estate

TALLEY ASSOCIATES  
**AUCTION SERVICES**





**Kenneth Tromp**

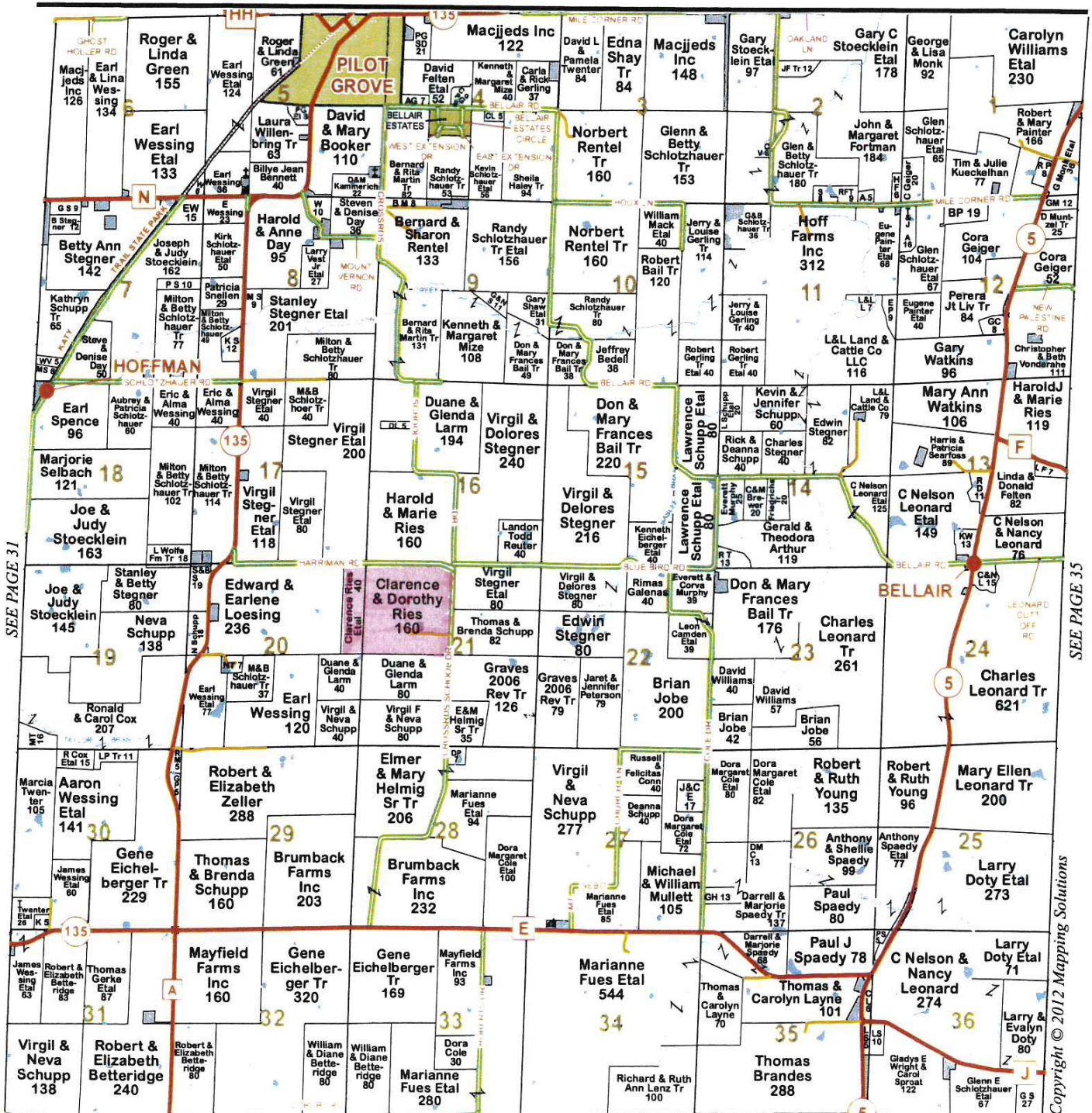
Agent/Auctioneer

1101 S 169 Hwy

Smithville, MO 64089

816-304-8771

[www.smithvillehomesearch.com](http://www.smithvillehomesearch.com)



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## Kenneth Tromp

Agent/Auctioneer - Show-Me Real Estate

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ktromp1477@gmail.com

### Vacant Land Full (Photo)

**9610 Crossroad School Road Pilot Grove, Missouri 65276**

L Price: **\$1,067,000**

MLS #: **1924248**

Status: **Active**

County: **Cooper**

Area: **999 - Other Missouri Area**



Sub:	<b>Other</b>	Zone:	<b>Ag</b>
Type:	<b>Agricultural</b>	\$/hctft:	
Front Ft:		\$/Acre:	<b>5500</b>
Acres:	<b>194</b>	Brk ID:	<b>SHOW</b>
Section:		Ag ID:	<b>KTROMP</b>
Range:		DOM:	<b>1</b>
Township:			
Lot Size:			
Elementary:			
Middle:			
Senior:			
District:	<b>Pilot Grove</b>		
Terms:			
Legal:			

#### General Information

Building:		Sale Opt:	<b>Complete Parcel</b>
Develop:		Use:	<b>Agriculture</b>
Agricult:	<b>Grain/Crops</b>	Fence:	
Road:	<b>Gravel</b>	Rd Mat:	<b>County</b>
Sewer:	<b>No Sewer</b>	Water:	<b>No Water</b>
Lot Desc:		Imprv:	
Utilities:			

#### Listing Office Information

Show:	<b>Call Listing Office</b>	List Dt:	<b>02/26/2015</b>
Post:		Exp Dt:	<b>08/26/2015</b>
LO:	<a href="#">Show-Me Real Estate</a>	Ofc Ext:	
L1:	<a href="#">Kenneth Tromp</a>	Fax:	<b>816-532-6010</b>
L42:		SAC:	<b>3</b>
L4 Cap:	<b>Seller's Agent</b>	BAC:	<b>3</b>
Builder:		TRC:	<b>3</b>
Incl:	<b>All</b>	CBO:	<b>Gross Sale Price</b>
Bonus:			
XD:			

Show Agt Info:

#### Remarks & Directions

This is a great opportunity with 183 acres tillable and with a little work another 4-7 acres could be tillable. Gently rolling ground. Soil type can be found in the supplements. The farm produced 63 bushel soybeans in 2014. The ground has been well taken care. Terraces have been installed. Soil can be found in the supplements. With the current renter it has good ROI. The home and approximately 6 acres is not included, farm ground only. It will be surveyed off leaving the 194 +/- farm ground.

Dir: **I 70 Pilot Grove Exit 5 to Harlman Rd to property on right, Sign is on corner of property**

Add Brnk:

Add Cir:

#### Additional Information

Phase:		Amp:		Volts:		Phone:	
Till Acres:	<b>183</b>	Flood:	<b>No</b>	Mineral:		Topo:	
Crops:				Soil:			
Vege:				Equip:			
Lake:				Restrict:			
HOA Incl:				Docs:			
Obj Bldg:				Barns:			
Owners:				City Limits:		Streets:	

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