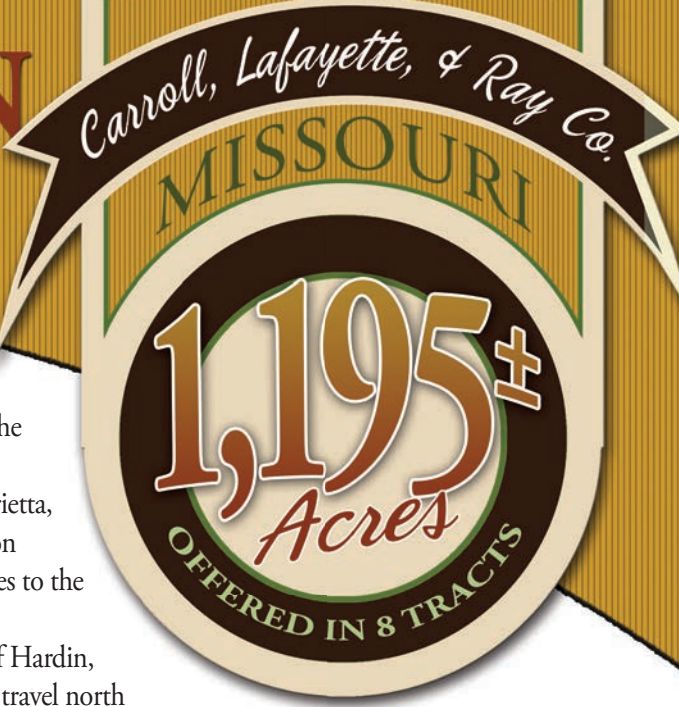


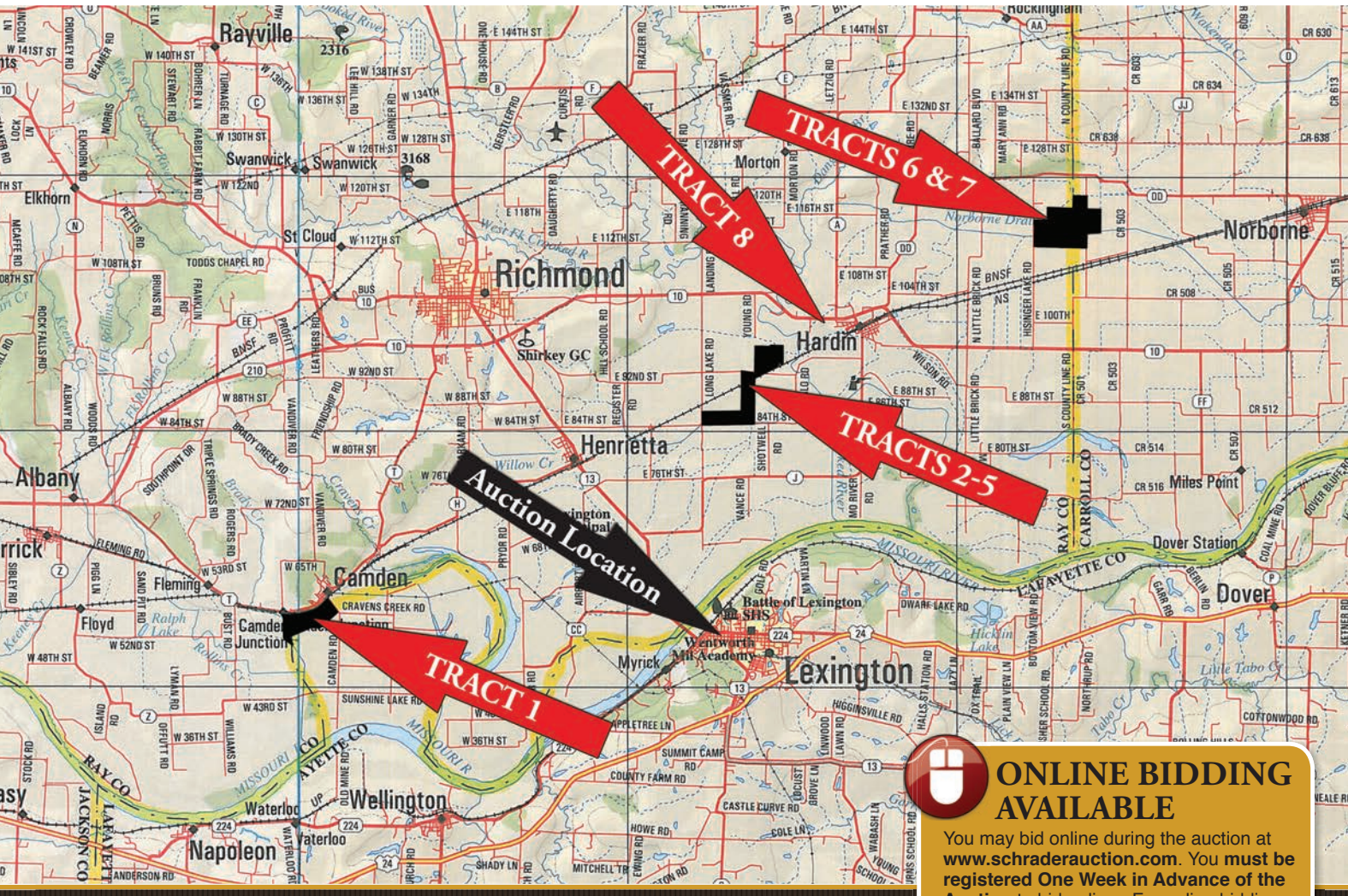
LAND AUCTION

Thursday, April 23rd • 10 am



PROPERTY LOCATION:
CAMDEN, HARDIN AND NORBORNE, MISSOURI
 TRACT 1: From the intersection of MO-10 & Hwy-T, on the south side of Richmond, travel south on Hwy-T 5.5 miles to the property on the left side of the road (near Camden, MO).
 TRACTS 2-5: From the intersection of MO-13 & Hwy-J, 2 miles east of Henrietta, travel east and north on Hwy-J 5 miles toward Hardin to Buffalo Rd. Turn left on Buffalo and travel 1.4 miles to 92nd St. Take a right on 92nd and travel 0.5 miles to the property.
 TRACTS 6+7: From the intersection of MO-10 & Hwy-J, on the north side of Hardin, travel east on MO-10 3.8 miles to Hisinger Lake Rd. Turn left on Hisinger and travel north 2 miles to the property.
 TRACT 8: From the intersection of MO-10 and Hwy-J, on the north side of Hardin, travel west on MO-10 0.6 miles to the property.

AUCTION LOCATION: Moose Lodge 1161, 2510 Main St., Lexington, MO 64067 - located in Lexington on MO-224/Main St., just west of the intersection of MO-224 and MO-13



ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Company - 800-451-2709 or kevin@schraderauction.com.

SCHRADER Real Estate and Auction Company, Inc. **800-451-2709**
www.SchraderAuction.com

www.SchraderAuction.com
 800.451.2709
SCHRADER Real Estate and Auction Company, Inc.

LAND AUCTION

Thursday, April 23rd • 10 am

1,195± Acres
 OFFERED IN 8 TRACTS

Carroll, Lafayette, & Ray Co. MISSOURI

- Productive Soils
- Available to Farm Spring 2015

Carroll, Lafayette, & Ray Co. MISSOURI

1,195± Acres
 OFFERED IN 8 TRACTS

950 N. Liberty Drive
 Columbia City, IN 46725

SCHRADER Real Estate and Auction Company, Inc.

800.451.2709
SchraderAuction.com

APRIL 2015

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30		
19	20	21	22	23	24	25
12	13	14	15	16	17	18
5	6	7	8	9	10	11
		1	2	3	4	

YouTube, Facebook, Twitter icons

Carroll, Lafayette, & Ray Co. MISSOURI

1,195± Acres
 OFFERED IN 8 TRACTS

950 N. Liberty Drive
 Columbia City, IN 46725

SCHRADER Real Estate and Auction Company, Inc.
800.451.2709
www.SchraderAuction.com

Thursday, April 23rd • 10 am

ONLINE BIDDING AVAILABLE

• Productive Soils
 • Available to Farm Spring 2015



Inspection Dates:
THURSDAY, APRIL 9
 9-11 AM
WEDNESDAY, APRIL 22
 3-5 PM
 Meet a Schrader Representative at the home on Tract 8.

LAND AUCTION

Thursday, April 23rd • 10 am



TERMS & CONDITIONS

PROCEDURE: The Properties will be offered in 8 individual tracts, any combination of tracts and as a total 1,195± acres. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. Tract 8 will not be combined and must be bid on individually.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. Immediate possession for agriculture purposes will be available for an additional 10% down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Sellers' acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a deed sufficient to convey insurance title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller will provide a preliminary title insurance commitment to review prior to auction. Seller agrees to furnish Buyer(s) at Sellers expense an updated Owners Policy of Title Insurance prior to closing.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50/50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage shall be paid by the Buyer(s).

POSSESSION: Possession is at closing. Immediate possession is available, if Buyer so elects, for limited farming activities prior to closing, including spring planting. If Buyer elects to take possession prior to closing, Buyer will assume all responsibility and risks in connection with such activities. If Buyer elects to take possession prior to closing, Buyer must sign an addendum for pre-closing possession at the time of signing the purchase contract, which will require general liability insurance coverage in the amount of at least \$1,000,000 combined single limit.

REAL ESTATE TAXES: Buyer shall assume 2015 calendar year taxes due in 2016.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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 or where Seller otherwise determines a survey is appropriate. 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. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any and all existing easements.

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

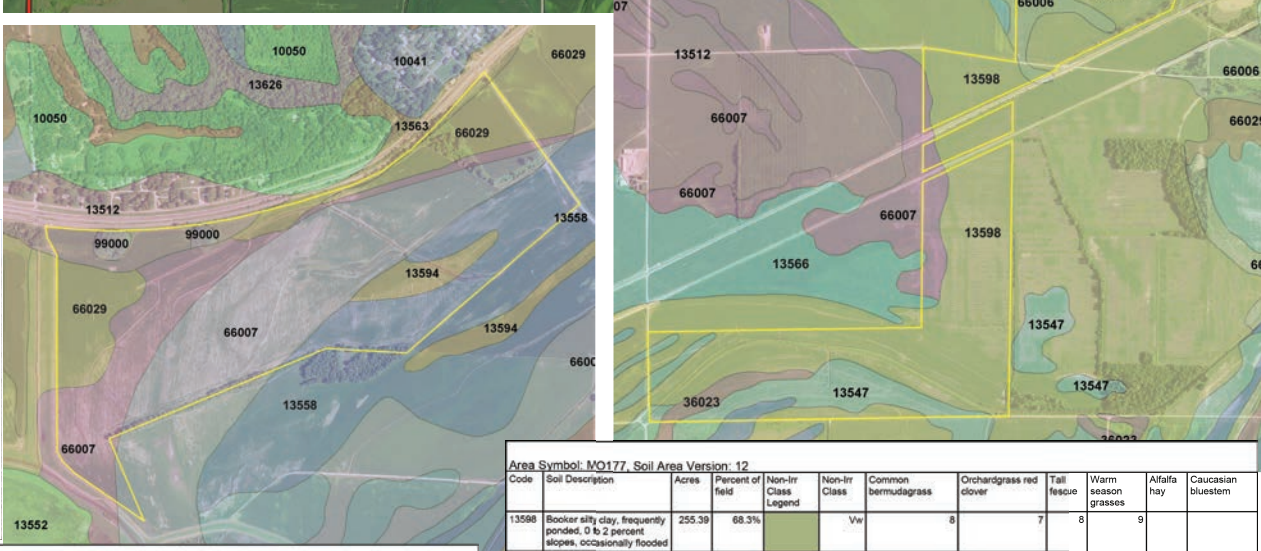
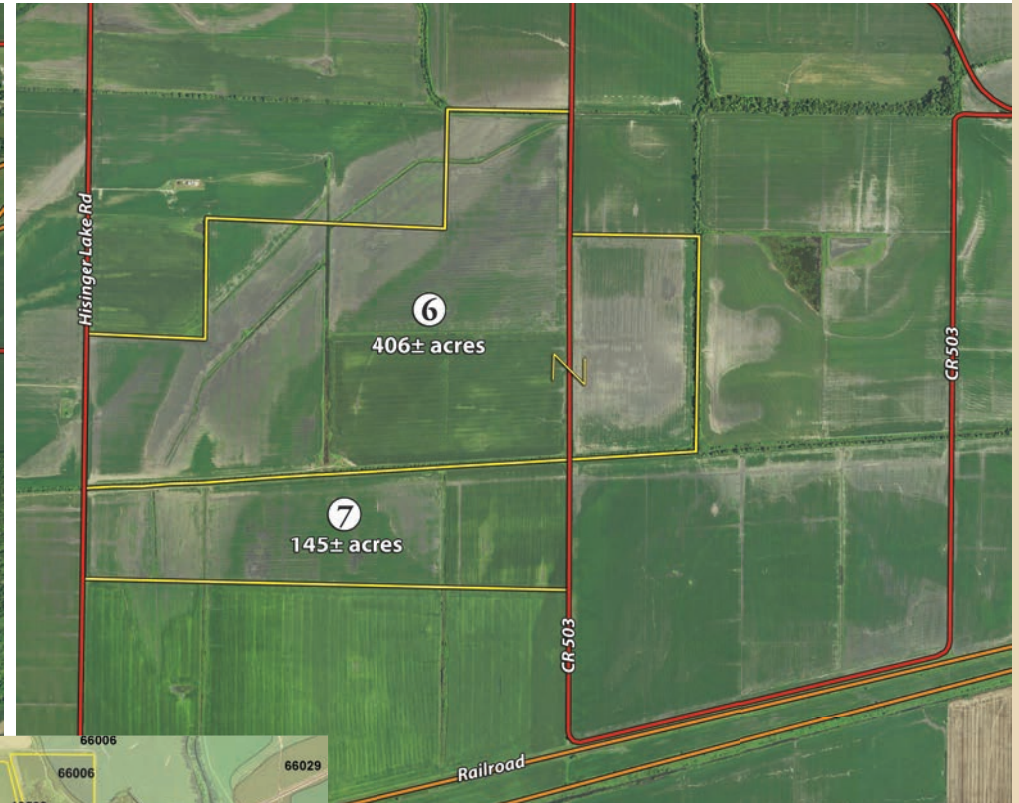
STOCK PHOTOGRAPHY: Some crop photos are for illustrative purposes only and were not taken on the property.

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.**

AUCTION LOCATION: Moose Lodge 1161, 2510 Main Street, Lexington, MO 64067
 - located in Lexington on MO-224/Main Street, just west of the intersection of MO-224 and MO-13

- TRACT 1:** 230.8± acres with approximately 208 acres tillable with predominately Leta Silty Clay soils with good road access.
- TRACT 2:** 156± acres with approximately 122 acres tillable with predominately Booker Silty Clay soils with good road front access.
- TRACT 3:** 79± acres with approximately 76 acres tillable with predominately Booker Silty Clay soils.
- TRACT 4:** 145± acres with approximately 127 acres tillable with predominately Booker Silty Clay soils and Waldron Silty Clay soils.

- TRACT 5:** 32± acres with approximately 24 acres tillable with predominately Booker Silty Clay soils and Waldron Silty Clay soils.
- TRACT 6:** 406± acres with approximately 385 acres tillable with predominately Aholt Clay soils with 24' lift station.
- TRACT 7:** 145± acres with approximately 138 acres tillable with predominately Aholt Clay soils.
- TRACT 8:** 1.5± acres with 1000 square foot, 2 bedroom, 1 bath home and a 140' x 80' pole barn with a 50' x 60' insulated shop. Tract 8 will not be combined and must be bid on individually.



Area Symbol: MO107, Soil Area Version: 14
 Area Symbol: MO177, Soil Area Version: 12

Code	Soil Description	Acres	Percent of Field	Non-ir Class Legend	Non-ir Class	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	Alfalfa hay	Caucasian bluestem
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	75.29	58.2%		IIIw		7	7	8	9	
13558	Booker silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	36.72	28.4%		IIIw		8	7	8	9	
13584	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.58	0.4%		IIIw	IIIa	8	9	9	10	
66029	Booker silty clay, 0 to 2 percent slopes, occasionally flooded	7.18	5.5%		IIIw		8	9	9	10	
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	1.40	1.1%		IIIw		7	7	8	9	
13563	Noddy silty loam, 0 to 2 percent slopes, occasionally flooded	0.24	0.2%		IIIw						
Weighted Average							7.4	7.2	8	8.1	

Area Symbol: MO177, Soil Area Version: 12

Code	Soil Description	Acres	Percent of Field	Non-ir Class Legend	Non-ir Class	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	Alfalfa hay	Caucasian bluestem
13598	Booker silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	255.38	68.3%		Vw		8	7	8	9	
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	49.59	13.3%		IIIw		7	7	8	9	
13547	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	35.70	9.5%		IIIw		7	7	8	9	
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	18.29	4.9%		IIIw		7	7	8	9	
36023	Leta silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.47	2.5%		IIIw		8	7	7	9	6
13572	Parville silty clay, 0 to 2 percent slopes, occasionally flooded	3.40	0.9%		IIIw		8	7	8	9	
13566	Noddy very fine sandy loam, 0 to 2 percent slopes, rarely flooded	2.50	0.6%		I		8	7	7	9	6
Weighted Average							7.7	7	8	9	0.2

Area Symbol: MO633, Soil Area Version: 14
 Area Symbol: MO177, Soil Area Version: 12

Code	Soil Description	Acres	Percent of Field	Non-ir Class Legend	Non-ir Class	Tall fescue	Warm season grasses	Orchardgrass red clover	Common bermudagrass	Alfalfa hay	Caucasian bluestem
13501	Aholt clay, 0 to 2 percent slopes, occasionally flooded	295.81	56.0%		IIIw	8	9	8	7		
13501	Aholt clay, 0 to 2 percent slopes, occasionally flooded	204.80	38.8%		IIIw	8	9	8	7		
13507	Booker silty clay loam, 0 to 2 percent slopes, rarely flooded	20.15	3.8%		IIIw	8	9	7	8		
13598	Booker silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	5.65	1.1%		Vw	8	9	7	8		
13547	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	1.78	0.3%		IIIw	8	9	7	7		
36023	Leta silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.10	0.0%		IIIw	7	9	7	8	6	9
13566	Noddy very fine sandy loam, 0 to 2 percent slopes, rarely flooded	0.09	0.0%		I	7	9	7	8	6	9
Weighted Average						8	9	6.1	7	-	-

OWNER: TERRY NUSSER AND EVELYN NUSSER, COURT SUPERVISED AUCTION | **AUCTION MANAGER: Roger Diehm, 260.318.2770**

SCHRADER Real Estate and Auction Company, Inc. **CALL FOR MORE INFORMATION OR VISIT OUR WEBSITE 800.451-2709 • SchraderAuction.com**

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