

LAND AUCTION

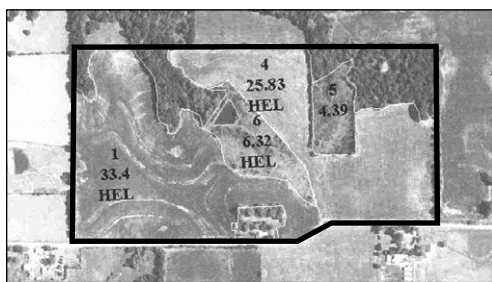
90+/- Acres Row Crop Land
Nodaway County • Maryville, Missouri

TUESDAY, DECEMBER 2, 2008

Starting at 10:00 A.M. Sharp

SALE SITE: St. Gregory's Catholic Church Multipurpose Room

333 South Davis Street, MARYVILLE, MO.



Directions to Farm: From Maryville, South on Hwy. 71 approximately 3 miles to Imperial Road, West/Southwest on Imperial Road 3/4 mile to 315th Road. 315th Rd approximately 1/4 mile West to Farm. Farm on North Side of Road.

FSA Information: Of the 90+/- total acres, 69.94+/- acres are tillable per FSA. Estimated 59.23+/- acres currently in Row Crop Production with remainder in Timber and a Pond.

Farm: Land offers gently rolling Row Crop Hill Land with some terraces and tile work performed. Land offers good ridge soils with potential to gain tillable acres. Farm Offers great location near major four lane highway. Potential home site in Maryville School District close to town. Utilities Available.

Sellers: Catholic Diocese of Kansas City and St. Joseph and Saint Gregory's Catholic Church

Terms: Property is being sold subject to owner confirmation, sellers reserve the right to accept or reject any and all bids. 10% nonrefundable down payment of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be made in the form of personal check, business check or cashiers check with the balance due in cash at closing. Anyone not known by auction company or sellers may be required to show proof of Bank Letter of Credit. Closing to be on or before January 5th, 2009. Possession at time of closing, subject to tenant rights expiring Feb. 29, 2009. Seller shall provide an Owners Policy of Title Insurance in the amount of the purchase price and shall execute a proper deed conveying the real estate to the buyer. The sale of the property shall include all mineral rights owned by the seller if any. Dan McChristy, Auctioneer, will be serving as auctioneer for this sale. 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 is selling as is, where is and no warranty or representation, either expressed or implied, concerning the property is made by the seller or auction company.

AUCTIONEER: Dan McChristy, 816-383-2069



For more information, call 660-582-3833



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