

Macon County, Missouri

Real Estate Auction

The Vernon & Carolyn Read Farm

229[±]
Acres
in 4 Tracts



Outstanding Tillable Acreage
Highly Maintained Pasture
Nice Home & Outbuildings



Held at the Comfort Inn - Macon, Missouri
FRIDAY, FEBRUARY 10TH • 6PM

PEOPLES
LAND COMPANY LLC

660.651.6501
www.peopleslandco.com

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AUCTION INFORMATION

The Vernon and Carolyn Read Farm will be offered at public auction on February 10th at the Comfort Inn in Macon, Missouri at 6 pm that evening.

This is a farm that offers a little something for everyone. The location of this farm is something that doesn't pop up for sale very often and the access makes it even more of a hard find.

The farm will be split into 4 tracts and all these tracts will be offered at the Buyer's Choice Method of auction. The tracts will not be tied back together in any form or fashion and will remain assigned to the winning bidder.

The farm will sell subject to Seller confirmation.

The title work is being handled by Macon County Title and a preliminary title search has been done. For copies of the Title Commitment, please contact the auction company.

The farm is being offered live at public auction with internet bidding available through ProxiBid. All online bidders must be approved through the auction company prior to sale day.

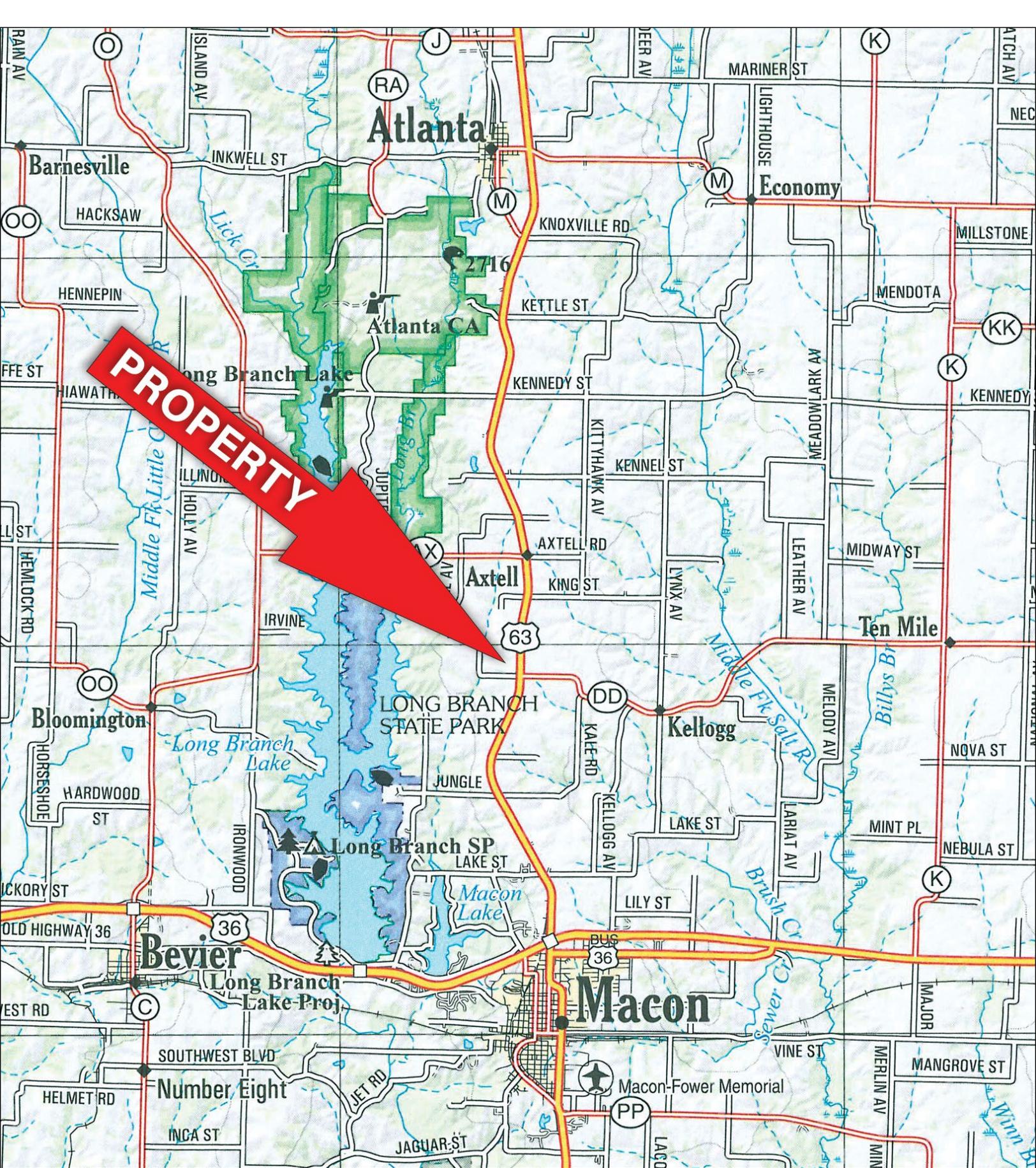
10% down, non-refundable will be due the day of the sale with the balance coming at close. The sale is not contingent upon financing or inspections.

Closing will be held on or before March 24th, 2023 at Macon County Title in Macon.

The home is being sold "As Is". For a personal showing, please contact the Auction Company to arrange a date and time that is suitable. There will be no 'Open House' held. All showings need to be arranged.

Contact Anthony Peoples for More Info: 660.651.6501





PROPERTY

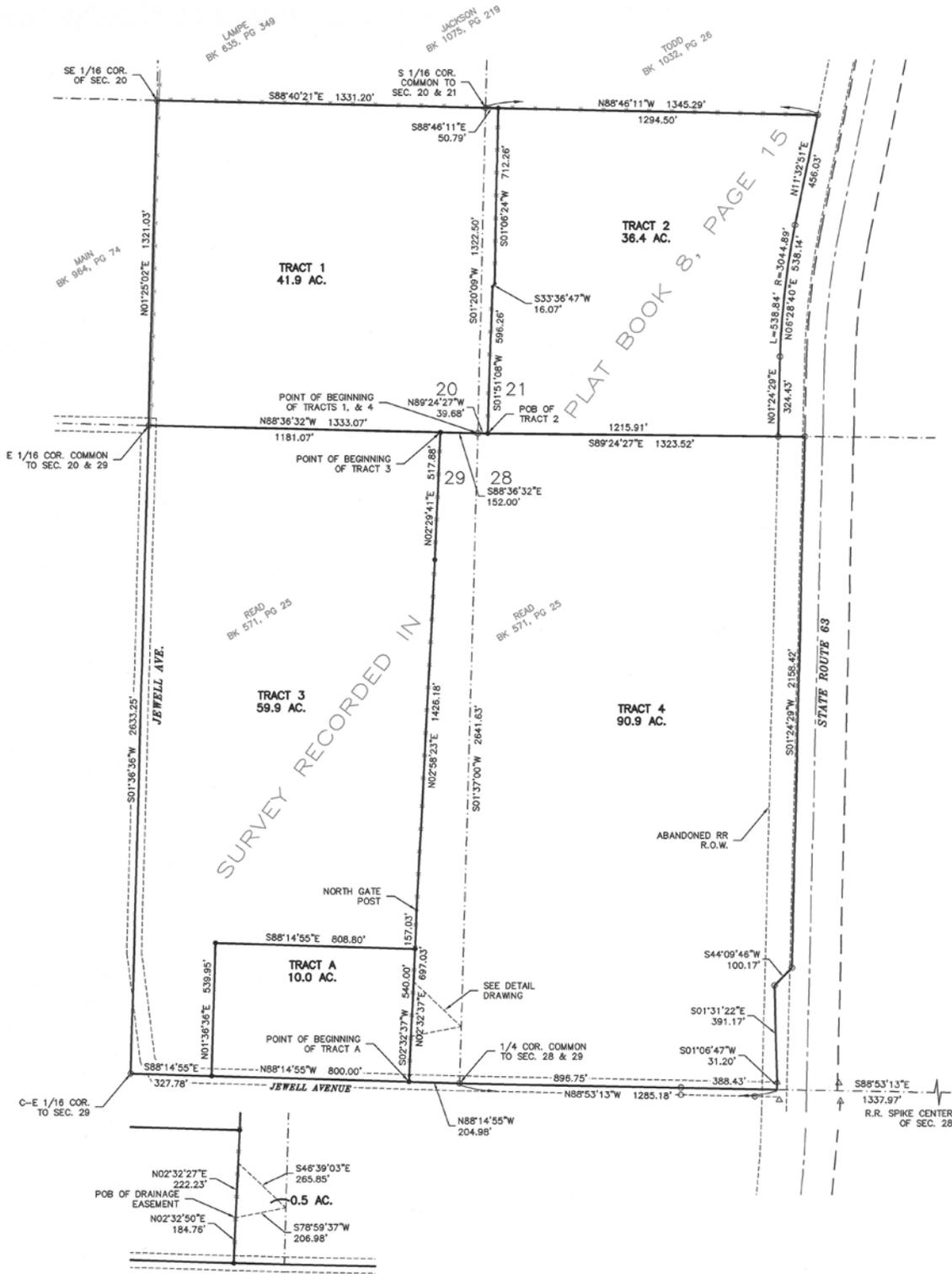
READ FAMILY PHOTOS



AERIAL PHOTOS



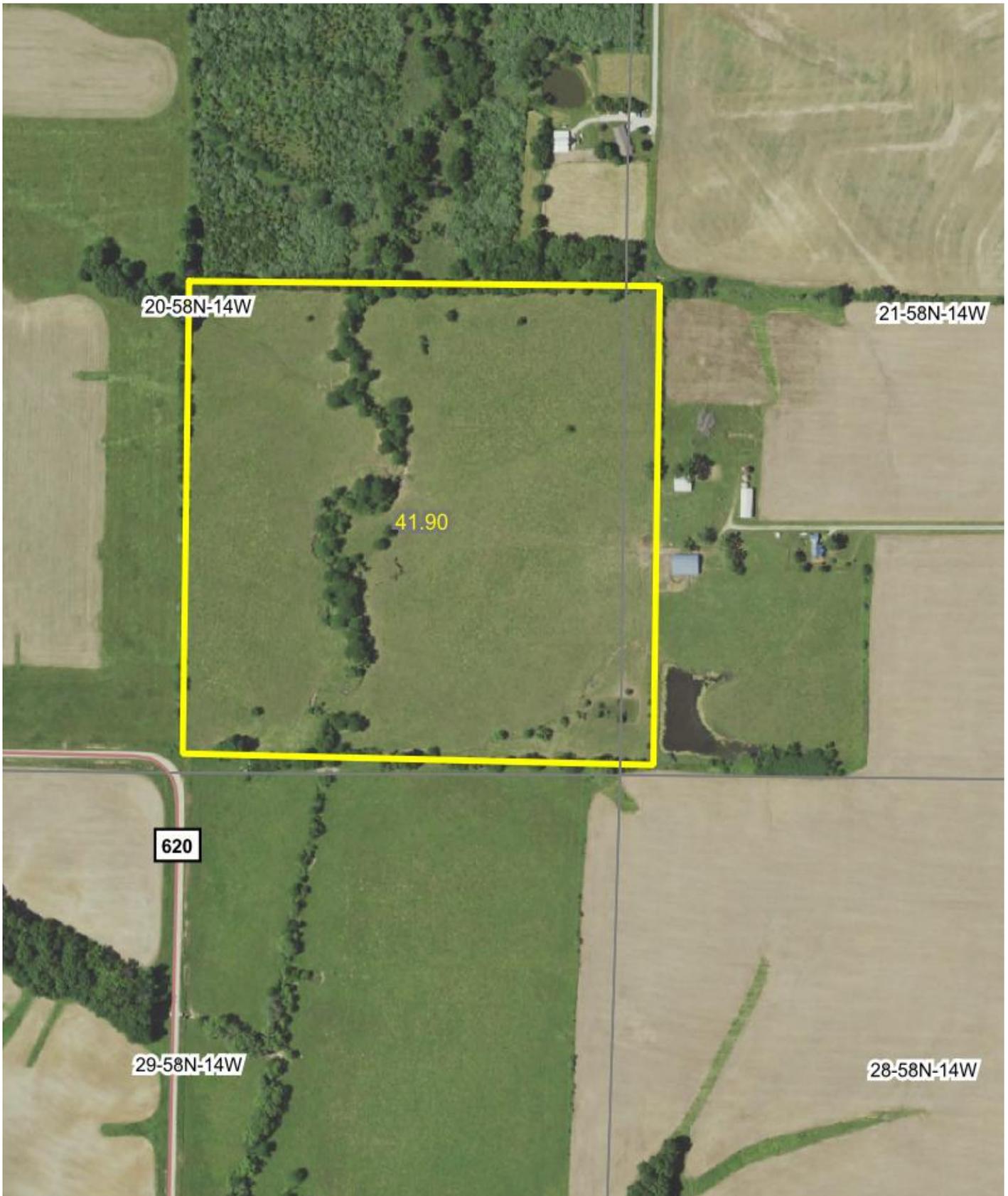
SURVEY PLAT MAP



AERIAL MAP - TRACT 1



FSA MAP - TRACT 1



SOILS MAP - TRACT 1



Source: NRCS Soil Survey

All fields

41 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
30233	Keswick clay loam, 9 to 20 percent slopes, severely eroded	21.71	53.0%	6	41.7
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	13.48	32.9%	4	54.8
67008	Wilbur silt loam, 1 to 3 percent slopes, frequently flooded	5.76	14.1%	3	69.1
		40.95			49.9

REPORT - TRACT 1



Legend

SPECIAL FLOOD HAZARD AREAS High flood risk		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD Moderate flood risk		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Areas with Reduced Flood Risk due to Levee Zone X
		Areas with Flood Risk due to Levee Zone X
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

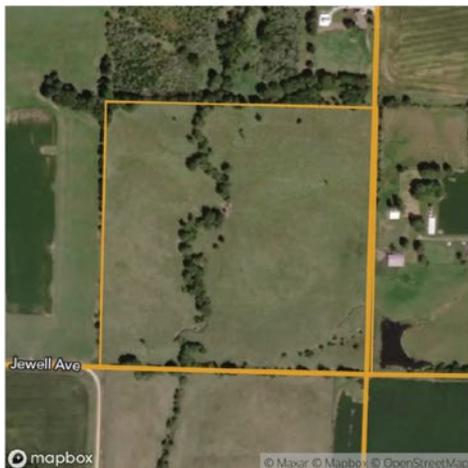
Source: FEMA National Flood Hazard Layer

All fields

41 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	33.11	80.9%
	A	HIGH	N/A	7.84	19.1%

40.95

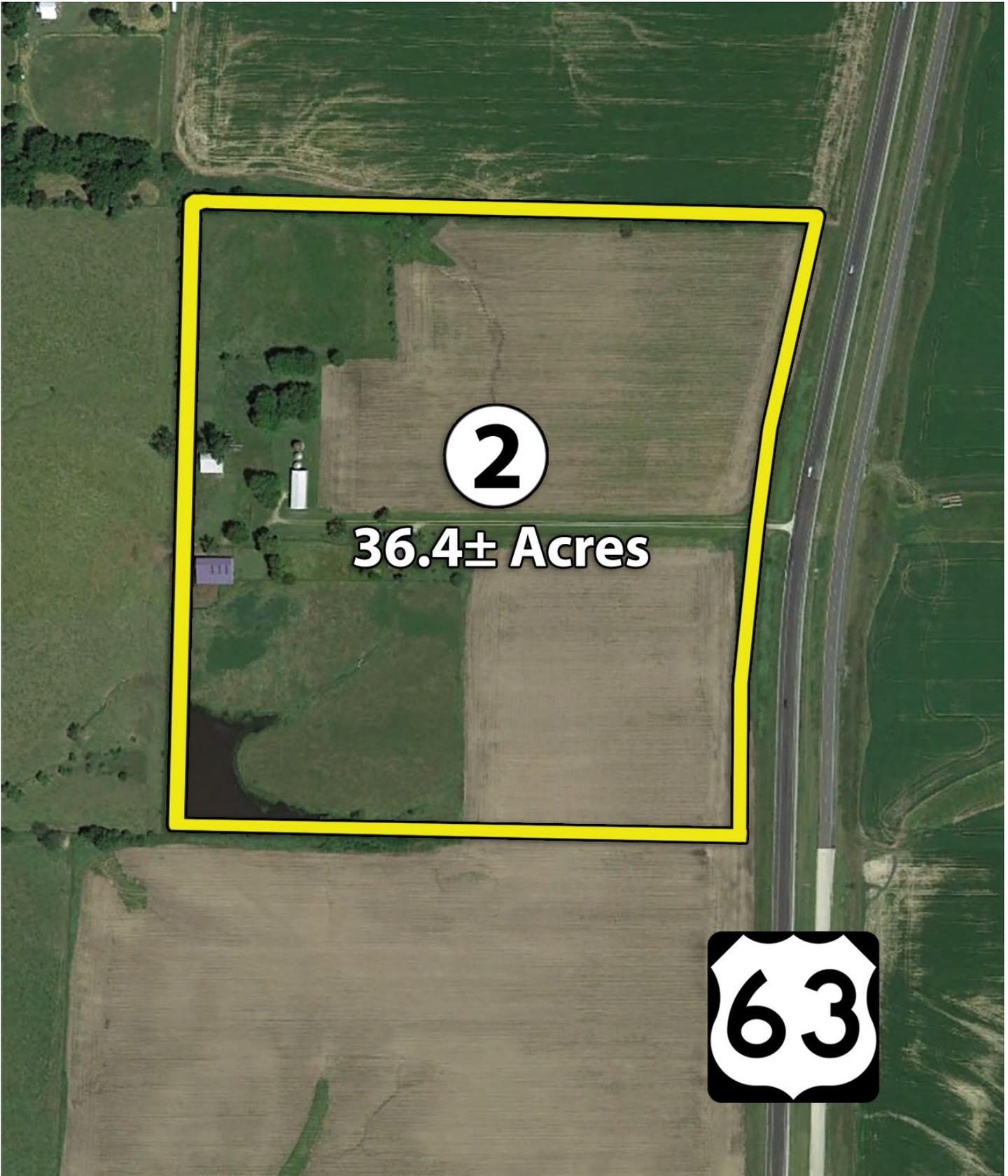


All fields

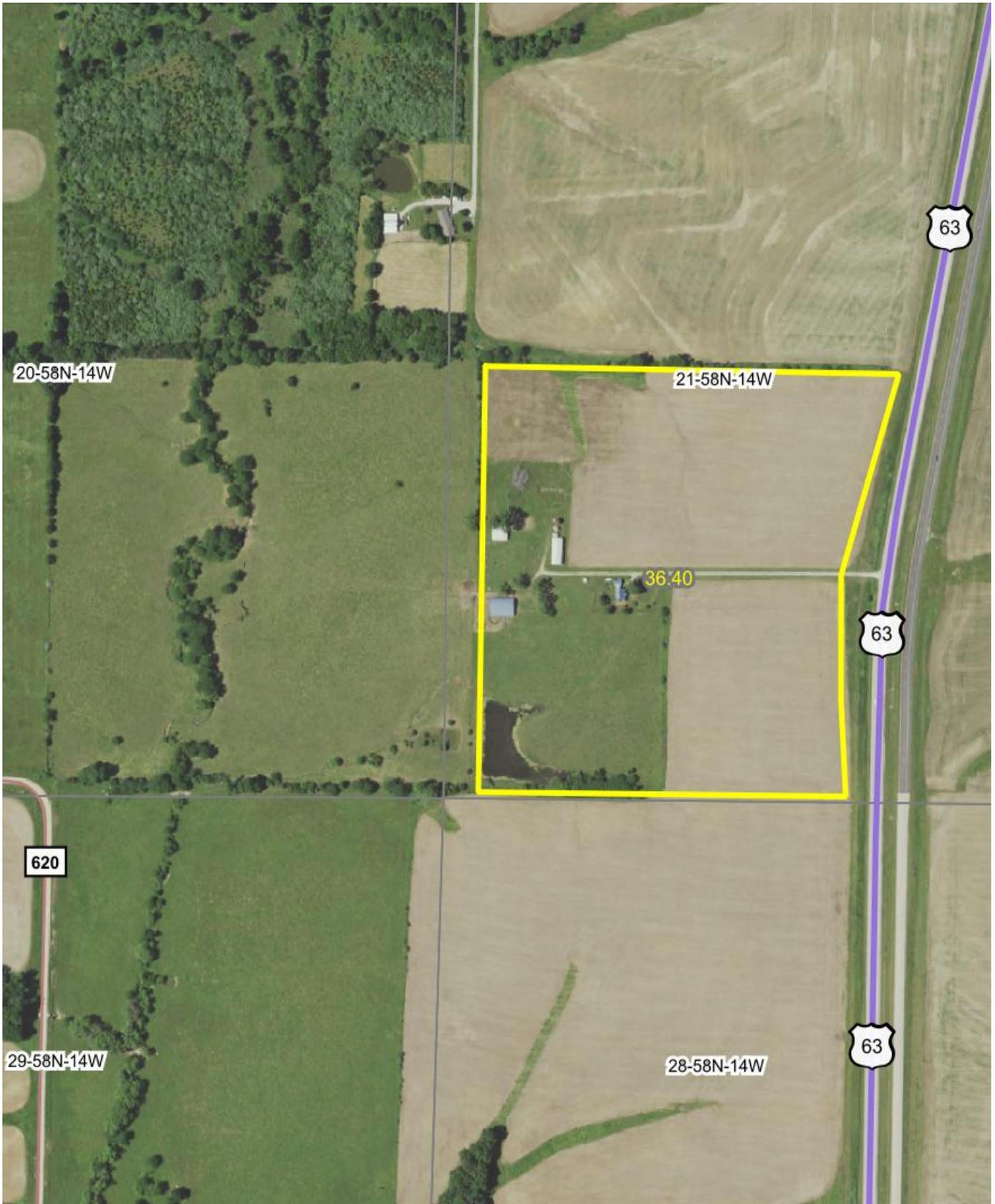
41 ac.

	2021	2020	2019	2018	2017
Grass/Pasture	100.0%	99.7%	100.0%	100.0%	100.0%
Other	-	0.3%	-	-	-

AERIAL MAP - TRACT 2



FSA MAP - TRACT 2



TRACT 2 PHOTOS



TRACT 2 PHOTOS



TRACT 2 - HOME INFO

VERNON & CAROLYN READ FARM

ADDRESS: 25771 US HWY 63, MACON, MO 63552 (Macon County, MO)

Home (1544± sq feet – climate controlled) -3 bedroom, 2.75 bathrooms, (upstairs walk-in closets are not climate-controlled). Built in 1949 to the best of our knowledge.

Includes all kitchen appliances; does not include deep freezer in basement.

House – was partially remodeled – kitchen enlarged/new cabinetry installed, new appliances; hard wood flooring refinished in kitchen – (all in 1999).

Upstairs bathroom remodeled with shower installed and new sink/vanity unit, new flooring. First

floor/main bathroom new vanity/countertop and bathroom cabinetry, and new linoleum installed. New carpeting added at that time on the first floor and on the stairs. The two corner kitchen windows were newly installed at that time. (BiltBest Windows) First floor closet in hallway constructed during this time also.

*Home features a laundry shoot to the basement.

OUTDOORS:

Septic work re-done in 2010.

All buildings, grain bins (5-various sizes) to remain with the appropriate tracts.

*two operational livestock waterers; located in House Tract

*one operational livestock waterer; located in Tract 2 – off of the pond to the West side – buyers of pasture should check with Scott Wilson to see if interested in renting access to it.

Note: the pond with the house tract has fish in it.

Seller has paid the 2022 real estate taxes.

DISCLOSURES:

*GE Profile Quiet Power II Dishwasher needs a re-circulation pump as it will leak a small bit on a rinse cycle.

*Fireplace – it is recommended that the Buyer have a Chimney inspection done prior to usage. It has not been used for many years. We are not aware of any specific issues. Please note: Old feed sacks may have been used in the chimney to block air movement.

House and barns are sold 'as is'; no repairs will be made by the Seller. House is on a septic system which runs South directly under the brick patio; out into the pasture. House is on a rural water supply line, which also supplies the two barns and the hydrant by the driveway (across from the metal pole barn), all on the house tract.



TRACT 2 - LEAD BASED PAINT DISCLOSURE

Reference _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1 **Lead Warning Statement**

2 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to
3 1978 is notified that such property may present exposure to lead from lead-based paint that may place
4 young children at risk of developing lead poisoning. Lead poisoning in young children may produce
5 permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral
6 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The
7 seller of any interest in residential real property is required to provide the buyer with any information on lead-
8 based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of
9 any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
10 hazards is recommended prior to purchase.

11 **Seller's Disclosure**

12 (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

13 (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
14 (explain)
15 _____

16 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
17 housing.

18 (b) Records and reports available to the seller (check (i) or (ii) below):

19 (i) Seller has provided the purchaser with all available records and reports pertaining to lead-
20 based paint and/or lead-based paint hazards in the housing (list documents below).
21 _____

22 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint
23 hazards in the housing.

24 **Purchaser's Acknowledgment (initial)**

25 (c) _____ Purchaser has received copies of all information listed above.

26 (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

27 (e) Purchaser has (check (i) or (ii) below):

28 (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk
29 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

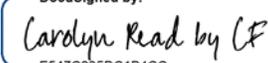
30 (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of
31 lead-based paint and/or lead-based paint hazards.

32 **Agent's or Transaction Broker's Acknowledgment (initial)**

33 (f) _____ Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C.
34 4852d and is aware of his/her responsibility to ensure compliance.

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that
37 the information they have provided is true and accurate.

38	_____	_____	_____	_____
39	<small>DocuSigned by:</small>	Date	Purchaser	Date
40		1/11/2023	_____	_____
41	<small>...E547C235DC1B4CC...</small>	Date	Purchaser	Date
42	<u>Peoples Land Company LLC</u>	_____	_____	_____
43	Agent or Transaction Broker	Date	Agent or Transaction Broker	Date

44 **Property Address:** _____

45 **Listing No.:** _____

SOILS MAP - TRACT 2



Source: NRCS Soil Survey

All fields

37 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
50013	Adco silt loam, 1 to 3 percent slopes	18.54	50.1%	2	67.3
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	11.67	31.5%	3	61.9
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	6.78	18.3%	4	54.8
		36.98			63.3

REPORT - TRACT 2



Legend

- SPECIAL FLOOD HAZARD AREAS**
High flood risk
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
Moderate flood risk
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Areas with Reduced Flood Risk due to Levee Zone X
 - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

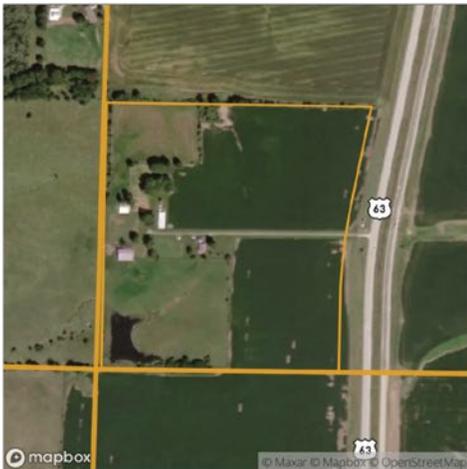
Source: FEMA National Flood Hazard Layer

All fields

37 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	36.98	100.0%

36.98



All fields

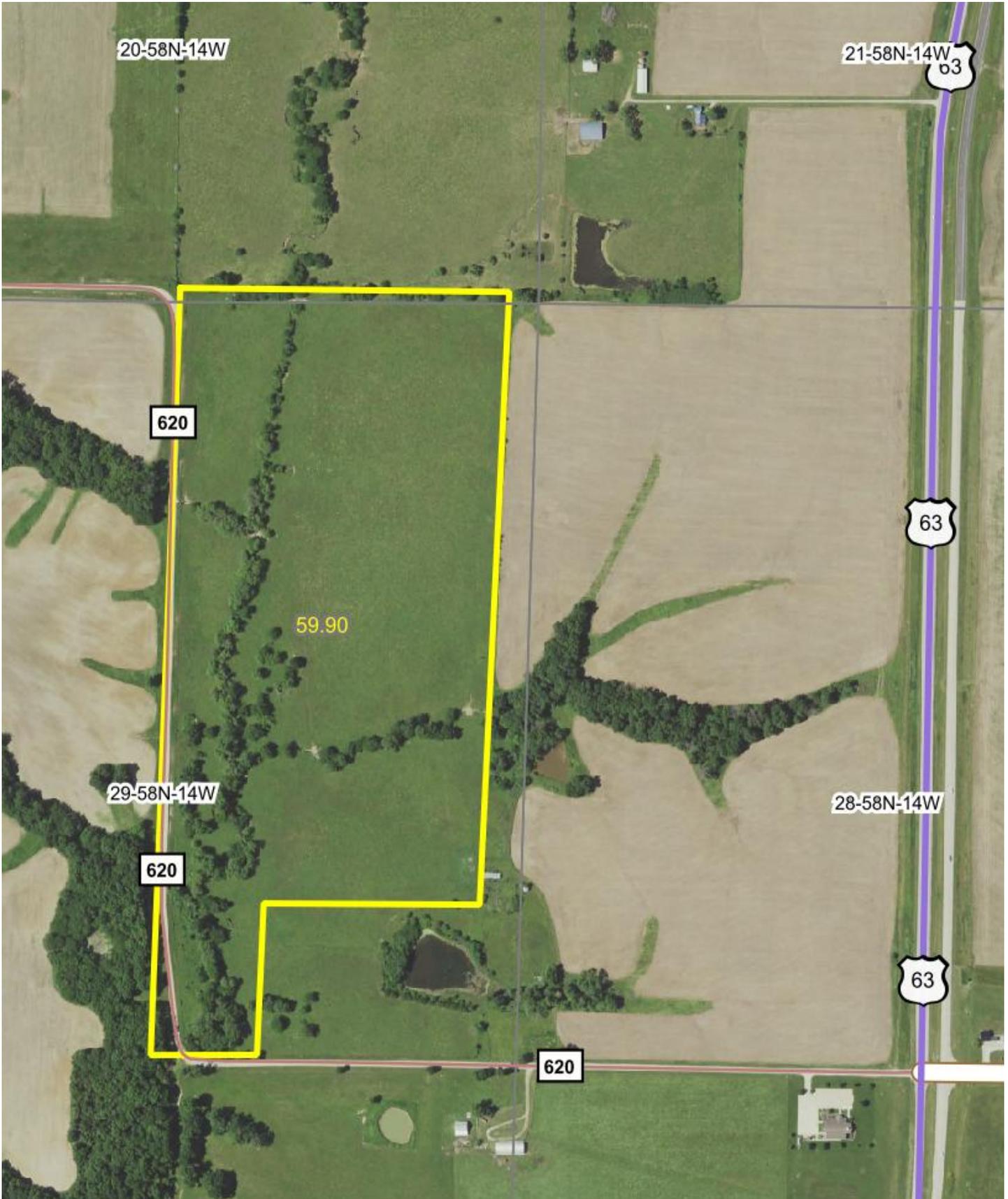
37 ac.

	2021	2020	2019	2018	2017
Corn	59.3%	0.4%	53.7%	0.2%	50.8%
Grass/Pasture	33.8%	39.3%	42.9%	45.1%	46.5%
Soybeans	3.3%	59.3%	1.0%	51.6%	0.3%
Other	3.7%	1.0%	2.4%	3.0%	2.4%

AERIAL MAP - TRACT 3



FSA MAP - TRACT 3



SOIL MAP - TRACT 3



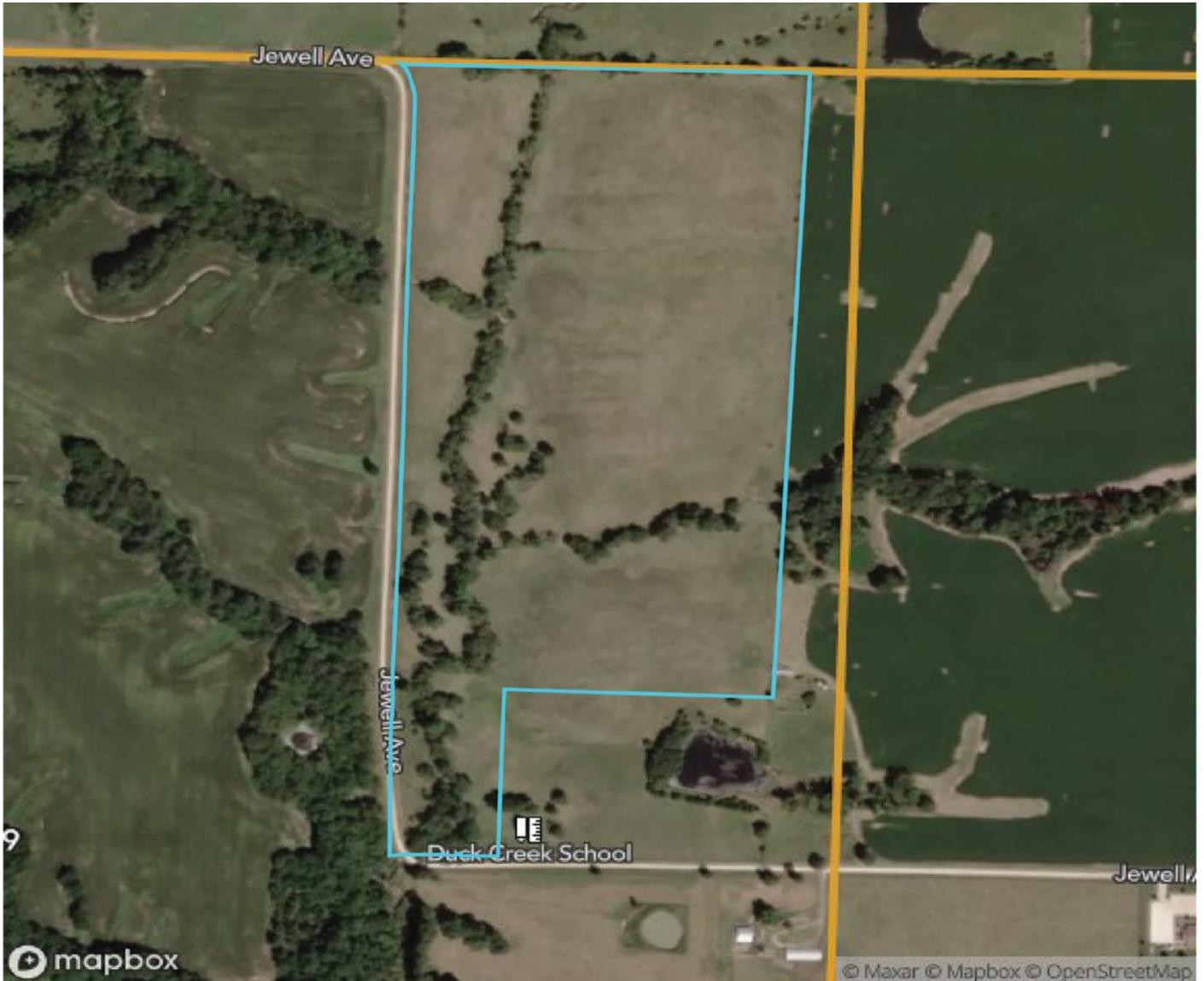
Source: NRCS Soil Survey

All fields

57 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
30233	Keswick clay loam, 9 to 20 percent slopes, severely eroded	33.57	58.5%	6	41.7
67008	Wilbur silt loam, 1 to 3 percent slopes, frequently flooded	18.12	31.6%	3	69.1
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	4.63	8.1%	4	54.8
50013	Adco silt loam, 1 to 3 percent slopes	1.10	1.9%	2	67.3
		57.41			51.9

REPORT - TRACT 3



All fields

57 ac.



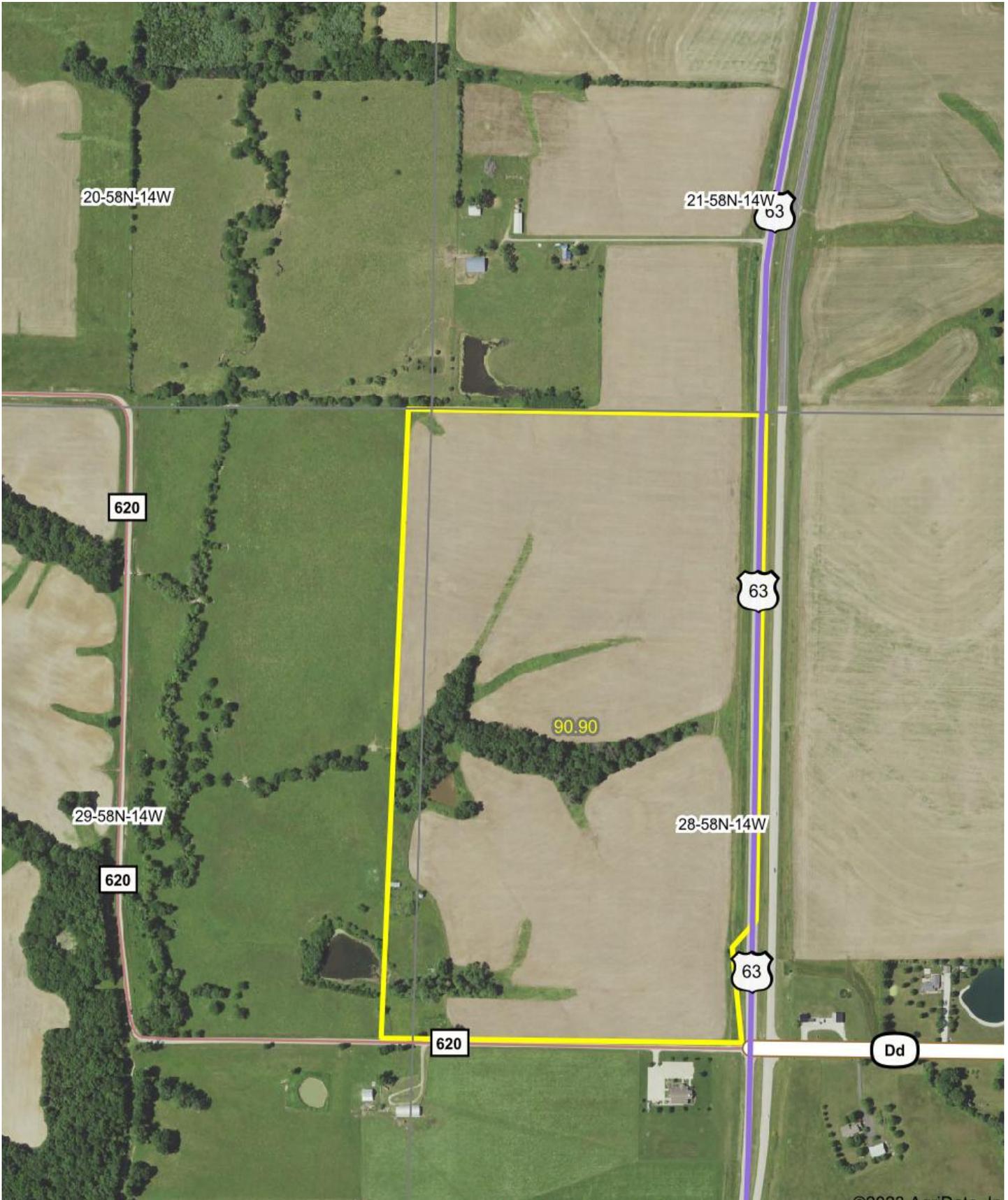
2021 2020 2019 2018 2017

	2021	2020	2019	2018	2017
■ Grass/Pasture	95.6%	95.2%	95.3%	95.4%	96.2%
■ Other	4.4%	4.8%	4.7%	4.6%	3.8%

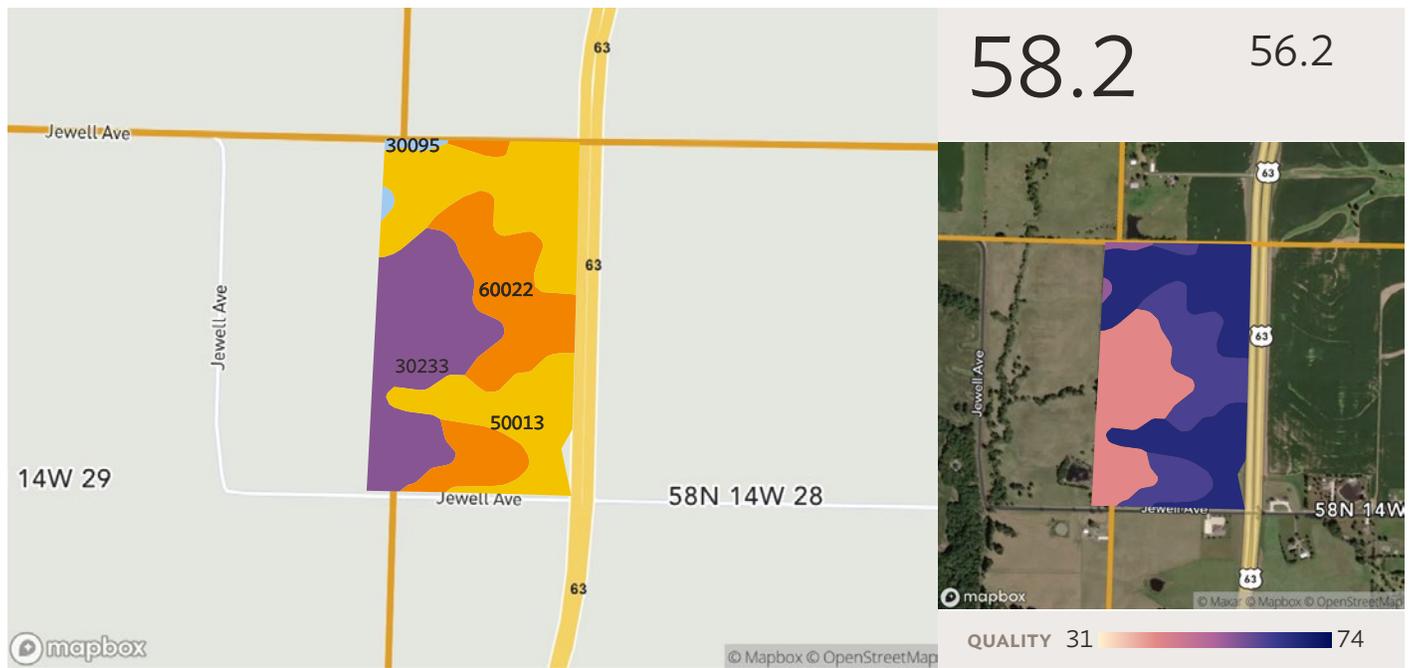
AERIAL MAP - TRACT 4



FSA MAP - TRACT 4



SOIL MAP - TRACT 4



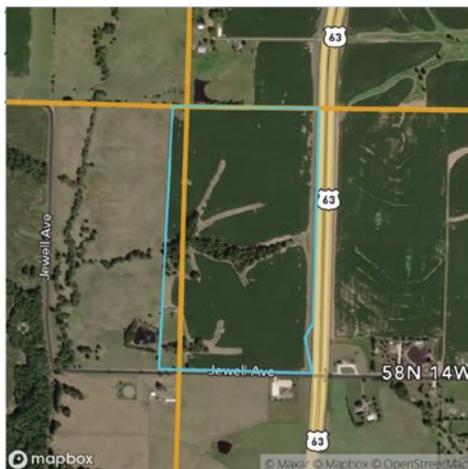
Source: NRCS Soil Survey

All fields

89 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
50013	Adco silt loam, 1 to 3 percent slopes	37.50	42.2%	2	67.3
30233	Keswick clay loam, 9 to 20 percent slopes, severely eroded	25.94	29.2%	6	41.7
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	24.45	27.5%	3	61.9
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	1.07	1.2%	4	54.8
		88.96			58.2

REPORT - TRACT 4



All fields

89 ac.



	2021	2020	2019	2018	2017
Corn	81.3%	-	79.8%	-	74.8%
Soybeans	0.3%	83.5%	1.7%	74.8%	-
Grass/Pasture	12.6%	10.6%	11.5%	18.4%	18.4%
Non-Cropland	1.0%	1.4%	1.4%	6.7%	6.7%
Other	4.9%	4.6%	5.7%	0.1%	0.1%

PEOPLES LAND COMPANY

We know that all of the decisions that come with selling your real estate can be overwhelming and we want to assure you that we are here to help. We pride ourselves on providing the best service in the industry along with satisfying our customer's needs to the fullest extent.

We want you to know that we are licensed realtors and auctioneers and will be there for every part of this process from the beginning to the very end. Our focus will be on YOUR sale and since we are local, we will be there right away to handle any needs that will arise.

We would greatly appreciate the opportunity to work for you and we invite you to reach out to any of our past customers to reassure that we are the best choice for the job. Please feel free to contact me with any questions that you may have.

Respectfully,

Steve Peoples

Anthony Peoples



OUR TEAM



STEVE PEOPLES

Steve has been in real estate sales for 20 years, and has achieved the “Pinnacle Level Award” from the Northeast Central Association of Realtors. Steve has an Agri-Business degree from Truman State University, and is actively engaged in farming.

Let Steve’s knowledge and experience go to work for you when buying or selling farms or hunting land.



ANTHONY PEOPLES

Currently active in both the row-crop and cattle sides of the family farm, Anthony has the experience and knowledge to help both Buyers and Sellers when it comes to agricultural land. Selling your land or farm is a big decision, being both a landowner and farmer, being chosen to sell a property is a trust that Anthony does not take lightly.

Anthony earned a degree in Agriculture from the University of Missouri and then moved back to the family farm to raise cattle and continue the row crop program. Anthony has been an auctioneer for 15 years, specializing in real estate, cattle and machinery auctions. He lives on the family farm with his wife (Amanda) and 2 sons (Larkin & Lachlan).



JAY SCOTT GANDER

Scott specializes in hunting and recreational property in Northeast Missouri. He has grown up in the woods all of his life and now spends many hours with his kids in the outdoors every year. He is also a small business owner and prides himself on customer satisfaction and making things work for people. Let these experiences go to work for you in finding or selling your next property.



DAVID CLARK

David is a Knox County native. He has only lived outside the county long enough to attend the University of Missouri where he earned his degree in Agricultural Systems Management with emphasis areas in Animal Science and Agricultural Economics. He returned home to the family farm where he currently resides with his family. He has row-crops and a beef operation that he expanded to include purebred and commercial breeding stock.