

# 220± ACRES PASTURE GROUND BENTON COUNTY, MO

# UNRESERVED ONLINE LAND AUCTION

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**MAY 25-  
JUNE 8, 2021**

**BIDDING ENDS AT 10 A.M. CST**

Get a sale bill, register and bid at  
[www.bigironrealty.com](http://www.bigironrealty.com)

**Sellers: Bradley J. and Phoebe A. Bergeson**

**Contact Your Listing Agents**

**Justin Hubbs 660.619.5816 | Gage Saulbeamer 660.281.7556**

Explore the Property from Above

**DRONE TOUR**



### Information:

This well-maintained 220 acres of pasture has two ponds, a creek, and eight waterers located in northern Benton County, MO. The property also features rotational grazing plots with 2018 cross-fencing. This exceptional pasture ground also features a 2019 corral with electricity and a well located on the property for your convenience. The current owner is also willing to rent the land back, pay top dollar on rent, maintain the property by yearly fertilizing, maintain fence lines, and other maintenance at renters' expense. Call for your private showing today.

### Location:

From US 65 and US 50 in Sedalia, MO, head south on US 65 approximately 15 miles, then go east on Cheese Creek Road approximately 1 mile, then north on Viets Road ½ mile, then east on Viebrock Road, the property will be on both sides of the road.

### Legal:

The SW ¼ EXC. E. 955'S. 680' of SW ¼ & PT E ½ NW, LESS RD R/W, Benton County, MO, containing 220± acres.

**2021 Taxes:** \$235.29

### FSA Data:

Visit [www.bigironrealty.com](http://www.bigironrealty.com) for more information.

## Attend the Auction

**Tuesday, June 8, 2021**

**8 A.M. CST until bidding ends**

**Best Western - State Fair Inn**

**3120 South Limit Avenue | Sedalia, MO**

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

### BIDDING PROCESS

Bidding increments will be \$50/acre. Real Estate Agent reserves the right to adjust bidding increments. The final sale price will be calculated based on total acres times the highest per acre bid. You may place bids on this property for 14 days beginning May 25, 2021, and ending June 8, 2021, at 10:00 a.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

### TERMS & CONDITIONS

The successful Buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to Drake Title Company, 167 Main St, Warsaw, MO 65355, with the balance due at closing. The earnest deposit can be made by a personal check, company check, or wire transfer. Closing will be on or before August 5, 2021, possession will be at closing. Seller will provide marketable title to the Buyer evidenced by title insurance. The Buyer will be responsible for all other closing costs. The 2021 taxes will be prorated to the closing date. The Seller would also be willing to rent the property back as a CASH tenant, and the Seller is willing to pay top dollar an acre on a CASH-based lease; terms will be agreed upon between Buyer and Seller at closing. The property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the Seller and Buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the Seller.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2021 BigIron Realty. All rights reserved.

For more information on the property, visit

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

# THE BIGIRON REALTY ADVANTAGE

## QUICK LAND SALES

When you list your property on our unreserved online land auction platform, it is **guaranteed to be sold after six weeks.**



## MORE MONEY IN YOUR POCKET

Our unreserved online land auctions **consistently outperform** traditional auctions and listings.



## UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

**BigIron**  
REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601  
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