

# ORGANIC CROP GROUND 41.02± ACRES PETTIS COUNTY, MO

## UNRESERVED ONLINE LAND AUCTION

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**NOV. 30-  
DEC. 14, 2021**

**BIDDING ENDS AT 11 A.M. CST**

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



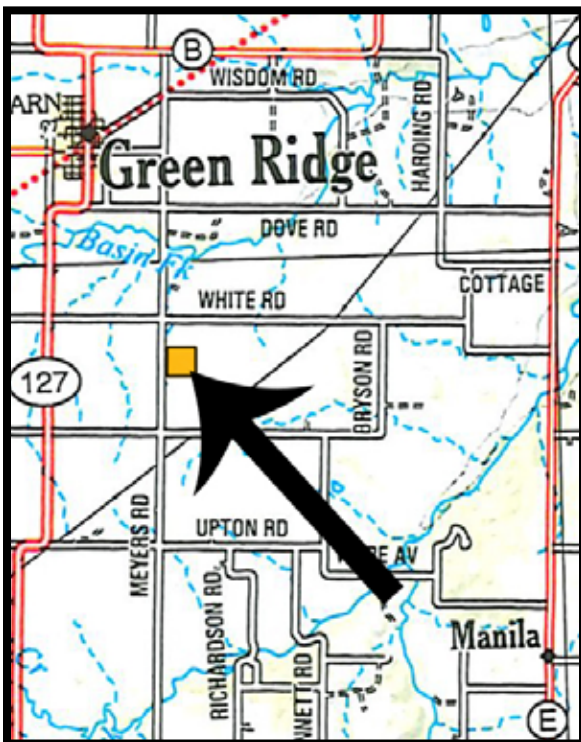
**Sellers: Alex and Kayla J. Kempf**

**Contact Your Listing Agents**

**Justin Hubbs 660.619.5816 | Gage Saulbeamer 660.281.7556**

Explore the Property from Above

**DRONE TOUR**



### Information:

These 41 acres of organic cultivated crop ground are a great find in Pettis County. The current crops will go with the Seller. This is an excellent addition to your current land portfolio or a great starter tract. The current owner has a hunting lease through January 15, 2022, it will be open hunting rights next year. Land is hard to find in Pettis County, and this Green Ridge land is even harder to find, so register today at [www.bigironrealty.com](http://www.bigironrealty.com).

### Location:

From Green Ridge, MO, following 127 south for approximately 2 miles, then east on Chaney Rd and go approximately 1 mile, at the intersection of Chaney and Meyer, go south on Meyers Rd until you see the BigIron Realty signs.

### Legal:

Lot 2 NW (ex N 21.1 Ac) Section 18-44-22 Pettis County, MO, containing 41.02± acres.

### Taxes:

\$100.51 estimated

### 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 farm for 14 days beginning November 30, 2021, and ending December 14, 2021, at 11:00 a.m. This unreserved online auction features bidding extensions. The closing time will automatically extend when the property receives a bid in the last 5 minutes and close when there is no bid for 5 minutes. 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 be payable to Landmann Title Company. The closing will be set on or before January 31, 2022. Possession of the property will be at closing. The earnest deposit can be made by a personal check, company check, or wire transfer with the balance due 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 2022 taxes will be prorated up to the closing date. 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.

## Attend the Auction

**Tuesday, December 14, 2021**

**9 a.m. CST until bidding ends**

**BigIron Realty Office**

**1501 South Grand | Sedalia, MO 65301**

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.

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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