

APPROXIMATELY 1,655 ACRES 4TH GENERATION BYRNE FAMILY FARMS

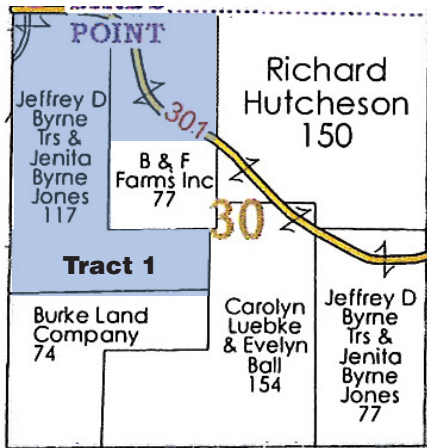
FARMLAND AUCTION

OFFERED IN 8 TRACTS

Wednesday, September 8, 2021 at 10:00am

These farms will be sold at the Opportunity Family Outreach Center at 505 W Marshall, Charleston, MO 63834

More information, photo, & maps at www.iowauctiongroup.com



Auctioneers Notes: Iowa Auction Group is honored to have been selected to sell approximately 1,655 m/l acres of 4th Generation Byrne Family Farm located in Mississippi County, Missouri. This high quality, productive and mainly tillable farmland offers a rare opportunity for a variety of land buyers to purchase tract sizes ranging from 65 acres to 446 acres.

The 1,655 acres being offered is approximate, and each tract will be surveyed and completed by the day of auction. When the surveys are completed, they will be posted on our website at www.iowauctiongroup.com. The primary soil type of these tracts include top producing Commerce silty clay loam, Bowdre silty clay loam, Reelfoot silty silt loam, Roellen silty clay, & Sharkey silty clay soils.

The farm leases are terminated and farming rights for 2022 will be made available to each Buyer. The farmland tracts will be offered as 8 choice individual tracts via a Live/Internet auction on Wednesday, September 8, 2021 at 10:00AM located at the Opportunity Family Outreach Center at 505 W. Marshall in Charleston, MO.

You will be able to bid Live in person or on the internet through our Proxibid platform. Go to our website www.iowauctiongroup.com for full details and information on all farms.

Farm Locations: These 8 farms are located in the Wyatt area of east Missouri. Please refer to the website at www.iowauctiongroup.com for farm locations of each tract being sold or call the auction company at 712-299-4258 to request a booklet. Auction signs will be posted.

GENERAL DESCRIPTION (ALL 8 Tracts): As mentioned before, all 8 tracts will be surveyed and completed by the day of the auction and posted on our website as they become completed. The website will disclose each farm's FSA record, soil types, and pertinent information as well as legal description and taxes. **At closing, the buyer will be paying for surveyed acres.**

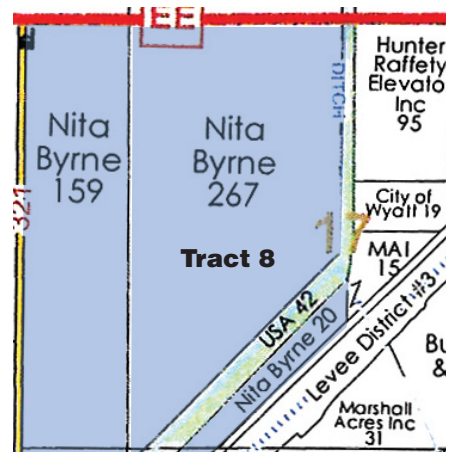
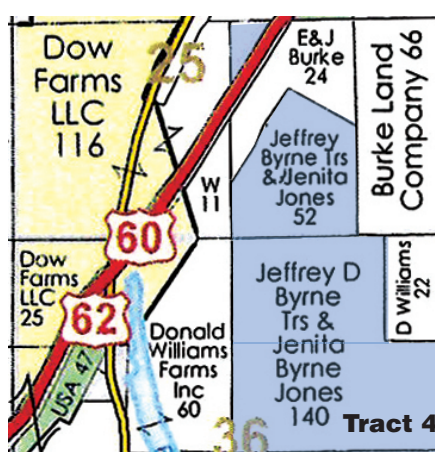
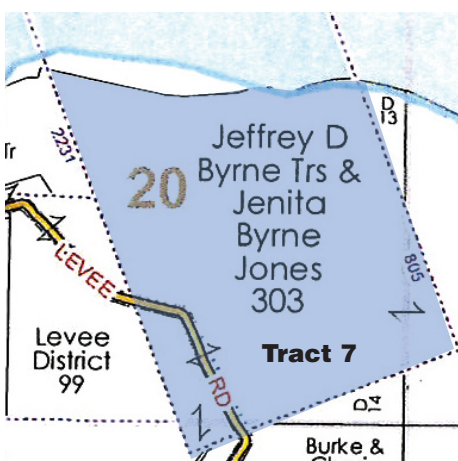
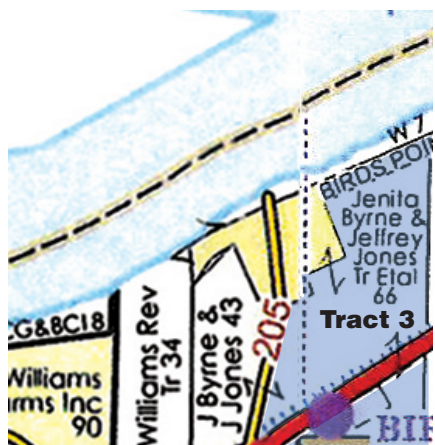
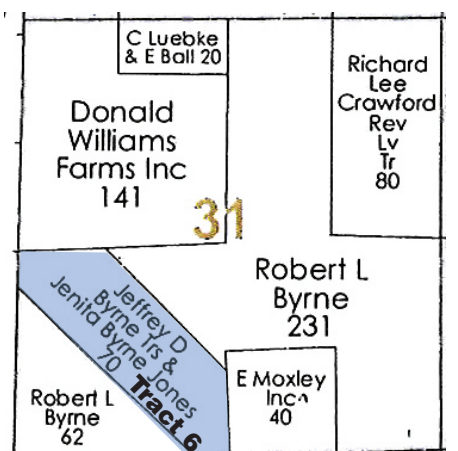
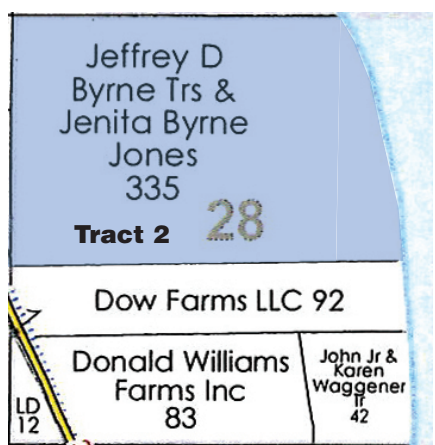
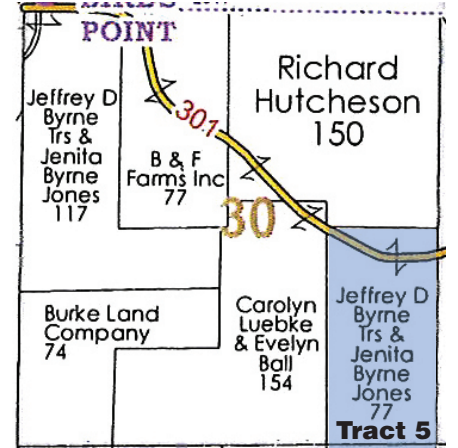
METHOD OF SALE: This will be a live and Internet Online auction held at the Opportunity Family Outreach Center in Charleston, MO. ALL tracts will be offered as "choice", and the 1st highest successful bidder will have the choice of any or ALL tracts being offered. Once a tract is sold, it will remain SOLD and no combination of tracts will be re-offered.

REAL ESTATE TAXES: The website www.iowauctiongroup.com will disclose the approximate real estate taxes, however, are subject to change due to surveyed acres. This will be disclosed on the day of auction. Seller agrees to pay all 2021 taxes due and payable December 31, 2021, and buyer accepts responsibility of paying 2022 taxes and beyond.

TERMS for All Tracts: 10% non-refundable down payment per tract day of the auction with the remaining balance due on or before November 1, 2021, at which time possession will be granted, subject to removal of 2021 crops. Tillage will be allowed upon removal of 2021 crops. This farm is offered as a cash transaction, and NOT subject to any financing contingencies. Title insurance cost will be split 50/50 between Seller and Buyer. Each farm will be sold in its "as is" condition and buyer will be required to execute a written agreement specifying these terms the day of the auction. A late charge will apply if buyer delays the closing. This sale is subject to the seller's confirmation.

Possession: Possession will be granted upon closing on November 1, 2021.

Disclaimer: Every effort has been made to ensure the accuracy of the information provided, however no warranty is given, and no responsibility is assumed by the auctioneers, the sellers, or their agents concerning farm program payments, corn base, yields, & ect. The farm is being offered "As is". All prospective purchasers are encouraged to inspect the property and verify all data provided. Sellers do not warrant or guarantee that existing fences are on the true boundary and any new fencing, if needed, will be the responsibility of the Buyer(s). Any announcements made the day of auction will supersede this advertisement. A booklet of farm information will be available upon request by contacting any agent listed below. Richard Steele of Bradshaw, Steele & Cochrane Law Firm of Cape Girardeau, MO will be the closing agent, representing the Sellers & Auction Company in this transaction. If additional information is desired, please contact one of the auctioneers/agents listed below.



BYRNE FAMILY FARMS

Jeffrey Byrne & Jenita Byrne Meier Owners

Auction Coordinator:
Kevin Cone 712-299-4258



Iowa Auction Group
WWW.IOWAAUCTIONGROUP.COM

Auctioneers:

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