



Live Onsite & Virtual Live Online

MAJOR IOWA & MISSOURI

LAND AUCTION

THURSDAY, DECEMBER 2, 2021 AT 10:00 A.M.

AUCTION VENUE:

RAGAN-HICKMAN POST #477

(FORMERLY KNOWN AS THE MERCER COMMUNITY BUILDING)
14443 STATE STREET, MERCER, MO 64661

2,058.704
SURVEYED ACRES
20 TRACTS

**WAYNE COUNTY, IOWA &
HARRISON, MERCER & SULLIVAN COUNTIES, MISSOURI**



RYDER FARMS, INC. & THE ESTATE OF ALFRED K. RYDER

**CO-ADMINISTRATORS:
HEATHER S. LOY & W. THOMAS RYDER**

REPRESENTING ATTORNEYS:

THOMAS J. MAGEE | HEPLERBROOM LLC
211 N. BROADWAY SUITE 2700 | ST. LOUIS, MO 63102
(314) 480-4212

EDWARD E. COX | CRAVER, GROTHE & COX, LLP
303 W. STATE STREET | CENTERVILLE, IA 52544
(641) 856-2244



SULLIVAN
AUCTIONEERS, LLC

AUCTION MANAGERS:

IOWA:

JOHN PROBASCO (641) 856-7355 & JIM HUFF (319) 931-9292

MISSOURI:

BILL FRETWELL (660) 341-7735 & JENNIFER WOOD (217) 257-8812

DETAILS, MAPS, PHOTOS & BIDDING: SullivanAuctioneers.com

SULLIVAN AUCTIONEERS, LLC | (844) 847-2161 | LICENSE #444000107

AUCTION INFORMATION

LOCATION & GENERAL INFORMATION

(LOOK FOR PRE-SALE DIRECTIONAL AND TRACT SIGNS ON EACH TRACT)

The farm land of Ryder Farms, Inc. & the Estate of Alfred K. Ryder is located in south central Iowa and north central Missouri close to the Missouri/Iowa border line.

Tracts 1 - 6 are located just northeast and west of Lineville, IA, or 35 miles south of Chariton, IA, and contain a total of 671 acres (subject to survey). These tracts are further described as being located in Sections 14, 15, 19 and 22, T67N-R23W, Grand River Township, Wayne County, IA.

Tracts 7 - 14B are located just north and east of Mount Moriah, MO or 15 miles northeast of Bethany, MO, and contain a total of 904.123 surveyed acres. These tracts are further described

as being located in Sections 3, 10, 11, 12, 13, 14 and 24, T64N-R26W, Trail Creek Township, Harrison County, MO.

Tracts 15 - 18 are located 5 miles northeast of Mercer, MO or 10 miles north of Princeton, MO, and contain a total of 383.270 surveyed acres. These tracts are further described as being located in Sections 3, 4, 33 & 34, T66/67N-R23W, Marion & Somerset Townships, Mercer County, MO.

Tract 19 is located just south of Newtown, MO or 20 miles northwest of Milan, MO, and contains 100.311 surveyed acres. Tract 19 is further described as being located in Section 11, T64N-R22W, Clay Township, Sullivan County, MO.

METHOD

All 20-tracts will sell on a price per acre basis based on the surveyed acres.

We will first offer Tracts 1 - 6 (Wayne County, IA land) through the marketing method of "Buyer's Choice" whereas the high bidder can purchase any or all tracts for their high bid (in any order). Buyer's Choice auctioning will continue until all 6 tracts have been purchased. We will then offer "Buyer's Choice" on Tracts 7 -14B (Harrison County, MO land), and then "Buyer's Choice" on Tracts 15 - 18 (Mercer County, MO land), and then we will sell Tract 19 (Sullivan County, MO land).

The tracts will NOT be offered in their entirety at the conclusion of the auction.

TERMS

Immediately following the auction, the winning bidder(s) will be required to sign a Real Estate Sales Contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, which will be held in escrow until closing. The balance of the purchase price will be due at closing, on or before December 29, 2021. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection.

Seller will provide a Merchantable Abstract and Deed for the Iowa land (Tracts 1 - 6), and Title Insurance for the Missouri land (Tracts 7 - 19). Seller will pay the 2021 real estate taxes. All tracts sell free and clear of any crop tenancy for 2022. Possession will be given at the time of closing, subject to the remaining farm lease which expires on December 31, 2021.

All announcements made sale day take precedence over prior advertising, either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors, or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Sullivan Auctioneers, LLC pertaining to this property. Real estate is being sold "AS IS".

INSPECTION

Anyone having questions regarding the Ryder land is encouraged to meet with auction personnel on

Saturday, November 13TH
10:00 A.M. - 12:00 Noon

at the Ragan-Hickman Post #477
(formerly known as the Mercer Community Building)
14443 State St., Mercer, MO 64661

AUCTIONEERS' NOTE

The Ryder auction will be a live, onsite auction held at the Ragan-Hickman Post #477, formerly known as the Mercer Community Building, 14443 State St. Mercer, MO 64661. Online bidding will also be available - please contact auction personnel for additional information or bidding assistance.

Farmers, investors, hunters and outdoor recreational buyers - be sure to check out this major south central Iowa and north central Missouri land auction which offers something for everyone.

Auction to be conducted as both a live and online event. If you need assistance with bidding, please contact our office at (844) 847-2161, and let one of our helpful staff answer any questions you might have. Thank you.



(844) 847-2161 | www.SullivanAuctioneers.com
IL License #444000107

TRACT INFORMATION

WAYNE COUNTY, IA

TRACT 1 - 85.01 SURVEYED ACRES

- FSA maps should indicate 76.49 cropland acres
- Soil types include Seymour, Clarinda and Lamoni
- The balance of the acres is a wooded waterway
- Birch Road borders tract 1 on the south and 40th Road on the west side

TRACT 2 - 159.61 SURVEYED ACRES

- FSA maps should indicate 106.8 CRP acres - CRP annual payment - \$13,870 - Expires 9/30/2022
- Soil types include Zook-Olmitz-Vesser and Shelby-Adair
- The balance of the acres are wooded draws which offer excellent wildlife habitat
- Birch Road borders tract 2 on the south side

TRACT 3 - 80.32 SURVEYED ACRES

- FSA maps should indicate 59.9 CRP acres - CRP annual payment - \$8,246 - Expires 9/30/2022
- Soil types include Seymour, Lamoni, Adair and Shelby
- The balance of the acres are waterways
- Birch Road borders tract 3 on the south side

TRACT 4 - 190.17 SURVEYED ACRES

- FSA maps should indicate 166.21 cropland acres
- Soil types include Seymour, Clarinda, Shelby-Adair and Shelby
- The balance of the acres are wooded draws which offer excellent wildlife habitat
- Birch Road borders tract 4 on the north side and 40th Road on the west side

TRACT 5 - 85.89 SURVEYED ACRES

- FSA maps should indicate 57.51 cropland acres
- Soil types include Zook-Olmitz-Vesser, Shelby-Adair and Vesser
- The balance of the acres are wooded and pastureland which offer excellent wildlife habitat
- 40th Road borders Tract 5 on the west side

TRACT 6 - 70 ACRES± (SUBJECT TO SURVEY)

- FSA maps should indicate 33.33 cropland & 23.7 CRP acres - CRP annual payment - \$3,258 - Expires 9/30/2022
- Soil types include Gara, Armstrong, Zook Olmitz-Vesser, and Gara Armstrong
- The balance of the acres are wooded draws and a small pond which offer excellent wildlife habitat
- Lineville Road (J66) borders Tract 6 on the north side

HARRISON COUNTY, MO

TRACT 7 - 201.397 SURVEYED ACRES

- FSA maps should indicate 143.5 CRP acres - CRP annual payment - \$15,980 - Expires 9/30/2022
- Soil types include Adair, Grundy and Shelby
- The balance of the acres are wooded draws and patches of timber, and a small pond all of which offers excellent wildlife habitat
- E 237th St road borders Tract 7 on the north side

TRACT 8 - 79.579 SURVEYED ACRES

- FSA maps should indicate 48.3 CRP acres - CRP annual payment - \$7,642 - Expires 9/30/2023
- Soil types include Adair, Pershing and Grundy
- The balance of the acres are wooded draws and patches of timber, and a small pond all of which provides excellent wildlife habitat
- E 250th St road borders Tract 7 on the south side

TRACTS 9A & 9B - 98.640 SURVEYED ACRES

- FSA maps should indicate 83.41 cropland acres
- Soil types include Wabash and Zook
- The balance of the acres is trees which border the Thompson River and offers excellent wildlife habitat and fishing opportunities
- Access is via an all weather rock road which runs east of State Highway B and along the south side of Tract 9
- Tract 9 includes a small tract of land on the east side of the Thompson River

TRACT 10 - 160.383 SURVEYED ACRES

- FSA maps should indicate 147.27 cropland acres
- Soil types include Wabash and Zook
- The balance of the acres is open pasture land and trees which offers several nice home building sites along Highway B
- State Highway B runs along the west side of Tract 10

TRACT 11 - 133.743 SURVEYED ACRES

- FSA maps should indicate 90.56 cropland acres
- Soil types include Zook and Wabash
- The balance of the acres are wooded which offers excellent outdoor recreational and hunting opportunities
- E 250th Pl runs along the north side and State Highway B along the west side of Tract 11

TRACT 12 - 121.930 SURVEYED ACRES

- FSA maps should indicate 96.64 cropland acres
- Soil type is nearly all Wabash
- The balance of the acres are wooded which offers outdoor recreational and hunting opportunities
- E 250th Pl runs along the north side of Tract 12

TRACT 13 - 52.942 SURVEYED ACRES

- FSA maps should indicate 34.08 cropland acres with 8.0 CRP acres - CRP annual payment - \$1,266 - Expires 9/30/2023
- Soil types include Zook and Nodaway
- The balance of the acres are wooded and open pasture land which offers outdoor recreational and hunting opportunities as well as potential home building sites
- E 250th Pl runs along the north side and State Highway B on the east side of Tract 13

TRACT 14A - 16.431 SURVEYED ACRES

- FSA maps should indicate 7.21 cropland acres
- Soil types include Wabash and Zook
- The balance of the acres are wooded and the Thompson River borders on the west side which offers excellent outdoor recreational and hunting opportunities
- Highway 136 runs along the south side and E 350th Ave (Hacksaw Rd) along the east side

TRACT 14B - 39.078 SURVEYED ACRES

- FSA maps should indicate 37.05 cropland acres
- Soil types include Wabash and Zook
- This tract is nearly all tillable with the balance of the acres located along the Thompson River which borders on the west side
- Highway 136 runs along the north side and E 350th Ave along the east side

MERCER COUNTY, MO

TRACT 15 - 132.838 SURVEYED ACRES

- FSA maps should indicate 39.24 cropland acres
- Soil types include Gara, Armstrong and Nodaway
- This tract is nearly all wooded and offers excellent hunting and outdoor recreational opportunities
- Arizona St is located on the west and south side

TRACT 16 - 66.949 SURVEYED ACRES

- FSA maps should indicate 61.4 cropland acres
- Soil types include Lamoni and Grundy
- This tract is nearly all tillable with the balance of the acres being wooded draws
- Athens Ave borders on the west side and Arizona St along the south side

TRACT 17 - 29.746 SURVEYED ACRES

- FSA maps should indicate 21.1 cropland acres
- Soil types include Lamoni and Grundy
- The balance of the non-tillable acres is wooded which offers excellent outdoor recreational and hunting opportunities
- Bluegrass Ave borders on the west side and Arizona St partially along the north side

TRACT 18 - 153.737 SURVEYED ACRES

- FSA maps should indicate 38.13 cropland acres
- Soil types include Lamoni and Grundy
- The balance of the non-tillable acres is wooded which offers excellent outdoor recreational and hunting opportunities
- Bluegrass Ave borders on the west side and Arizona St partially along the north side

SULLIVAN COUNTY, MO

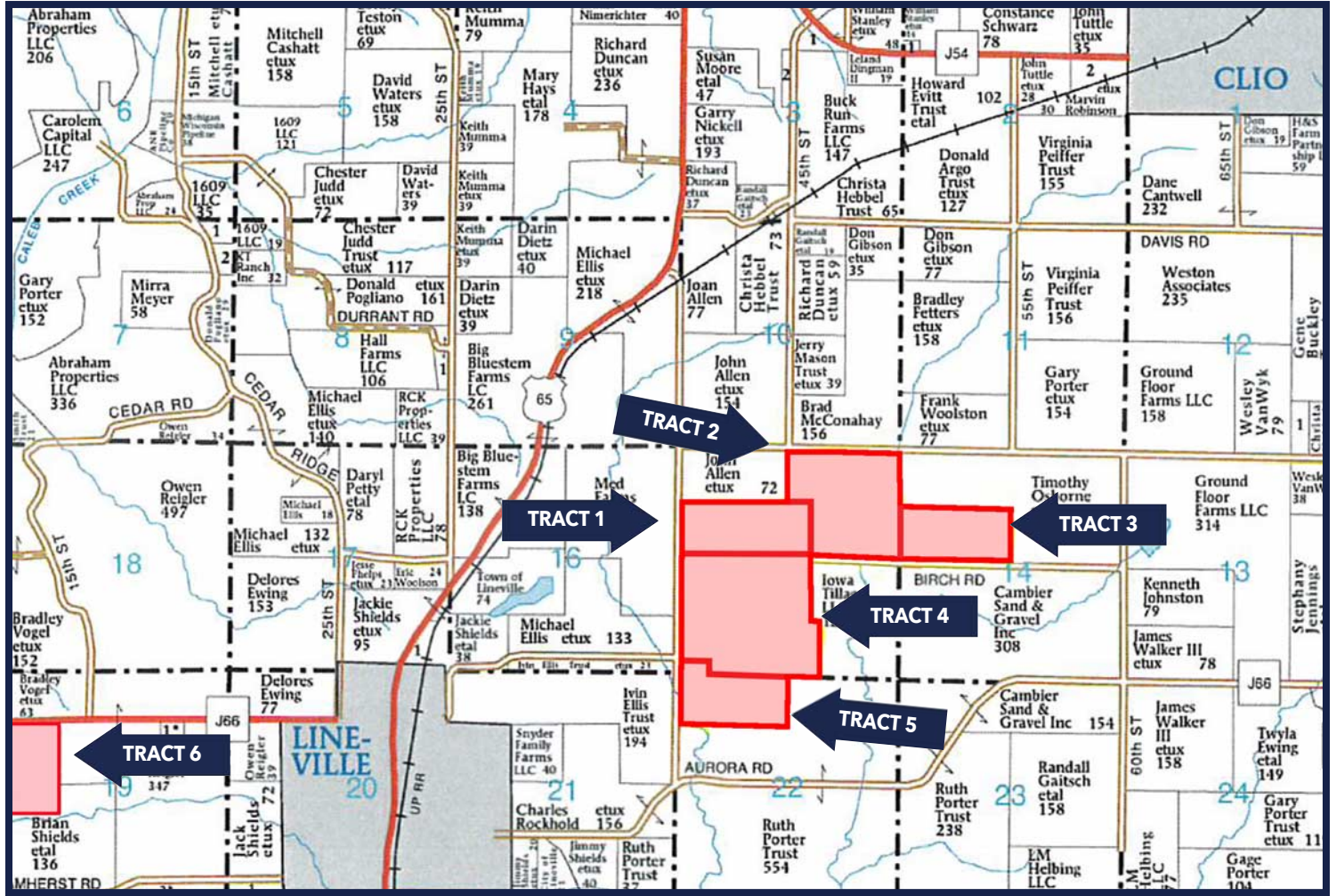
TRACTS 19A, 19B & 19C - 100.311 SURVEYED ACRES

- FSA maps should indicate 79.98 cropland acres
- Soil types include Gara, Armstrong and Landes
- This tract is nearly all wooded which offers excellent outdoor recreational and hunting opportunities as well as potential home building sites
- Highway 139 splits and borders this property on the east side and Acorn Dr borders on the west side

PLAT MAP

WAYNE COUNTY, IOWA

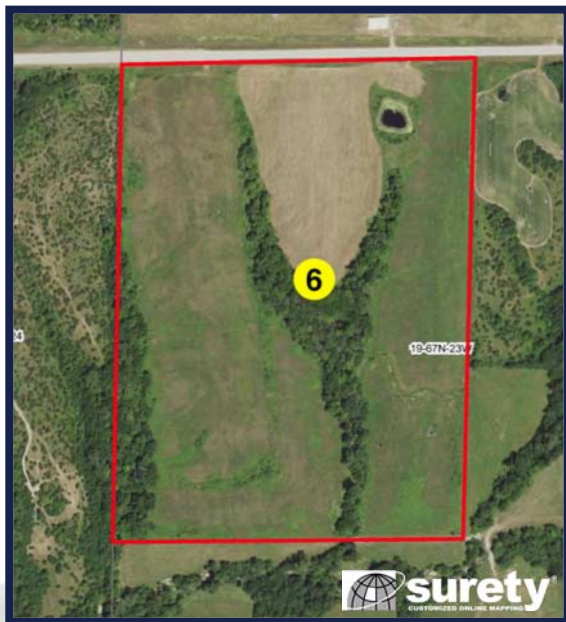
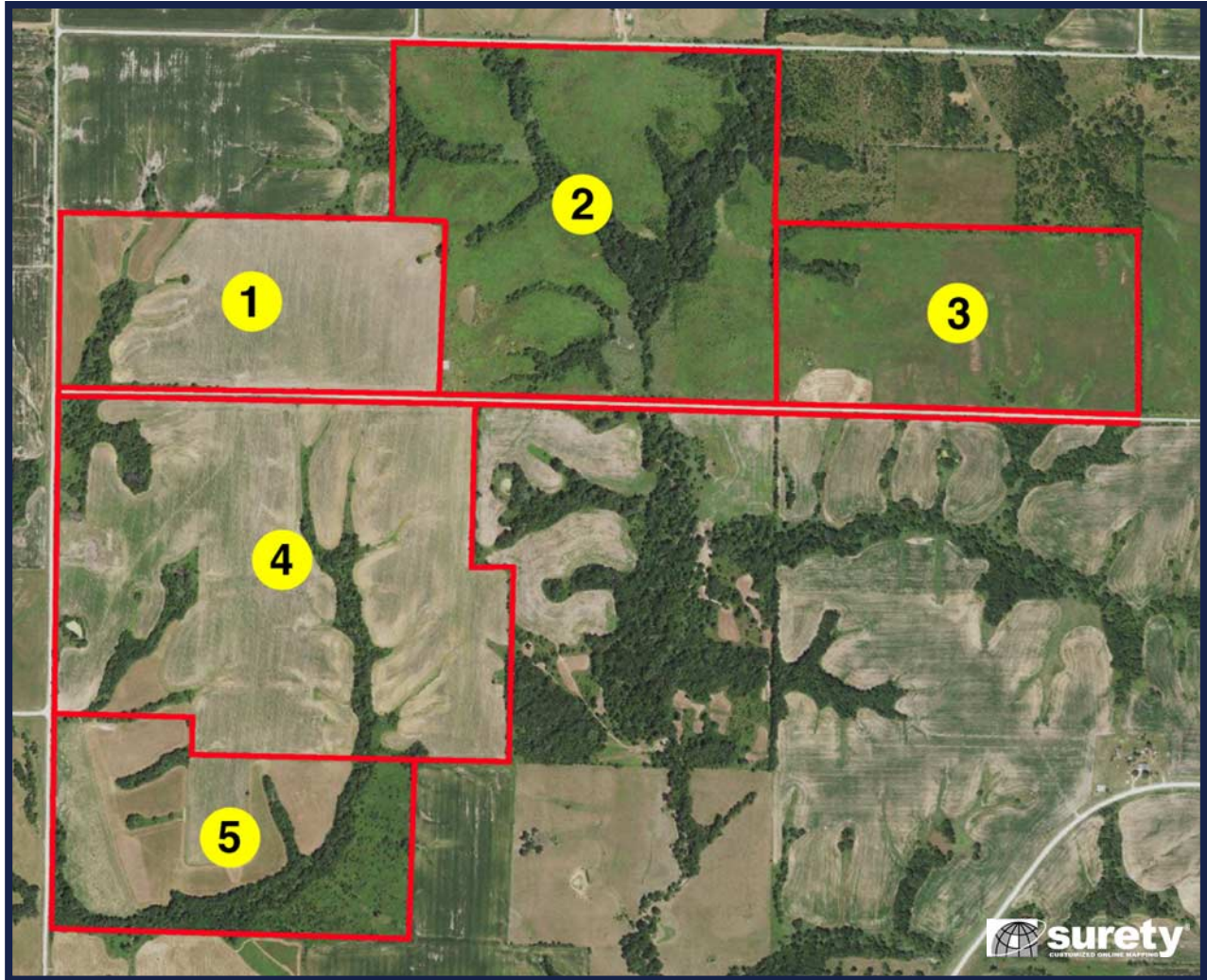
Located in Sections 14, 15, 19 & 22, Grand River Township, Wayne County, IA



AERIAL MAPS

WAYNE COUNTY, IOWA

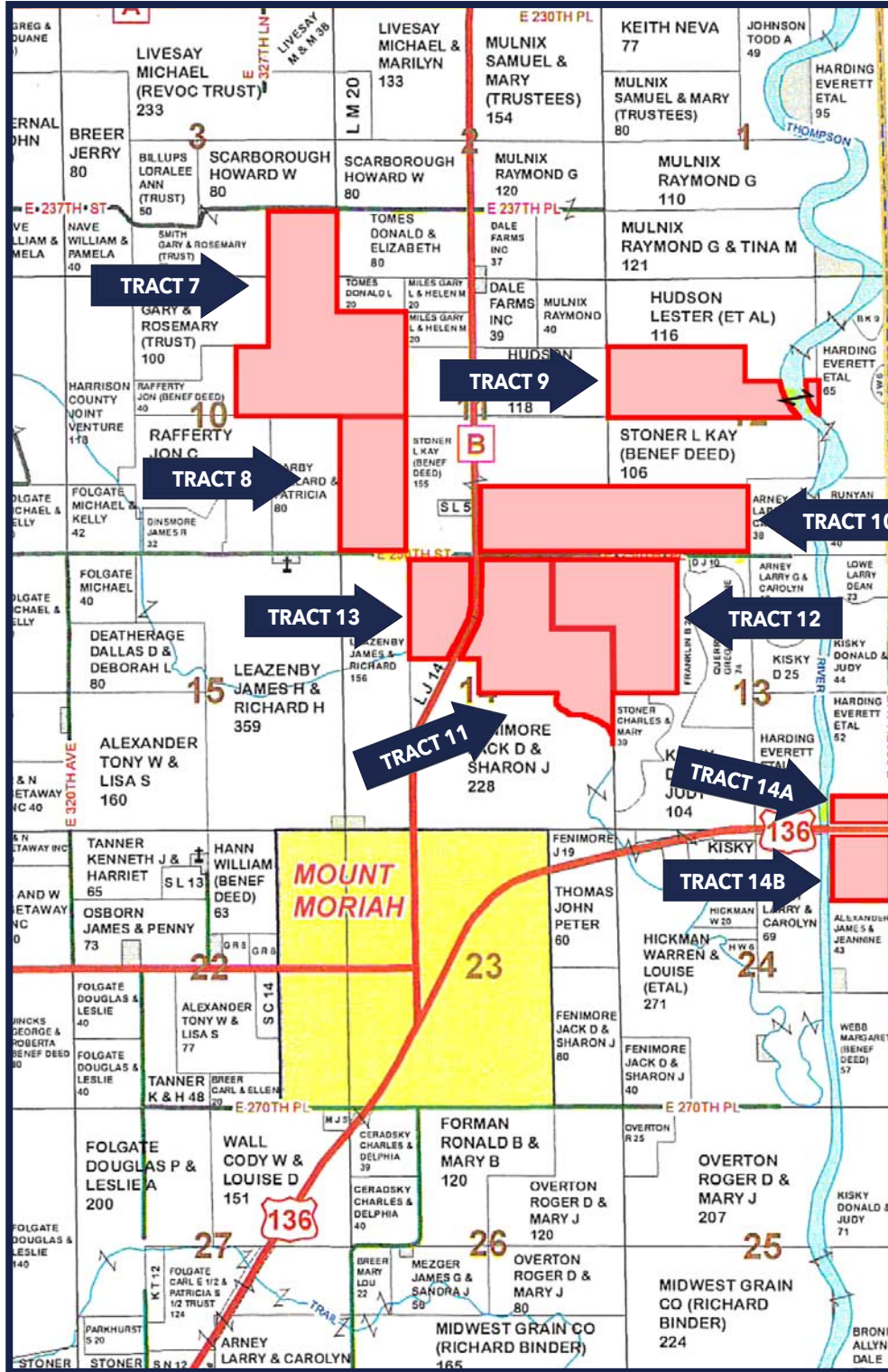
Located in Sections 14, 15, 19 & 22, Grand River Township, Wayne County, IA



PLAT MAP

HARRISON COUNTY, MISSOURI

Located in Sections 3, 10, 11, 12, 13, 14 & 24, Trail Creek Township, Harrison County, MO



SUBJECT PHOTOS

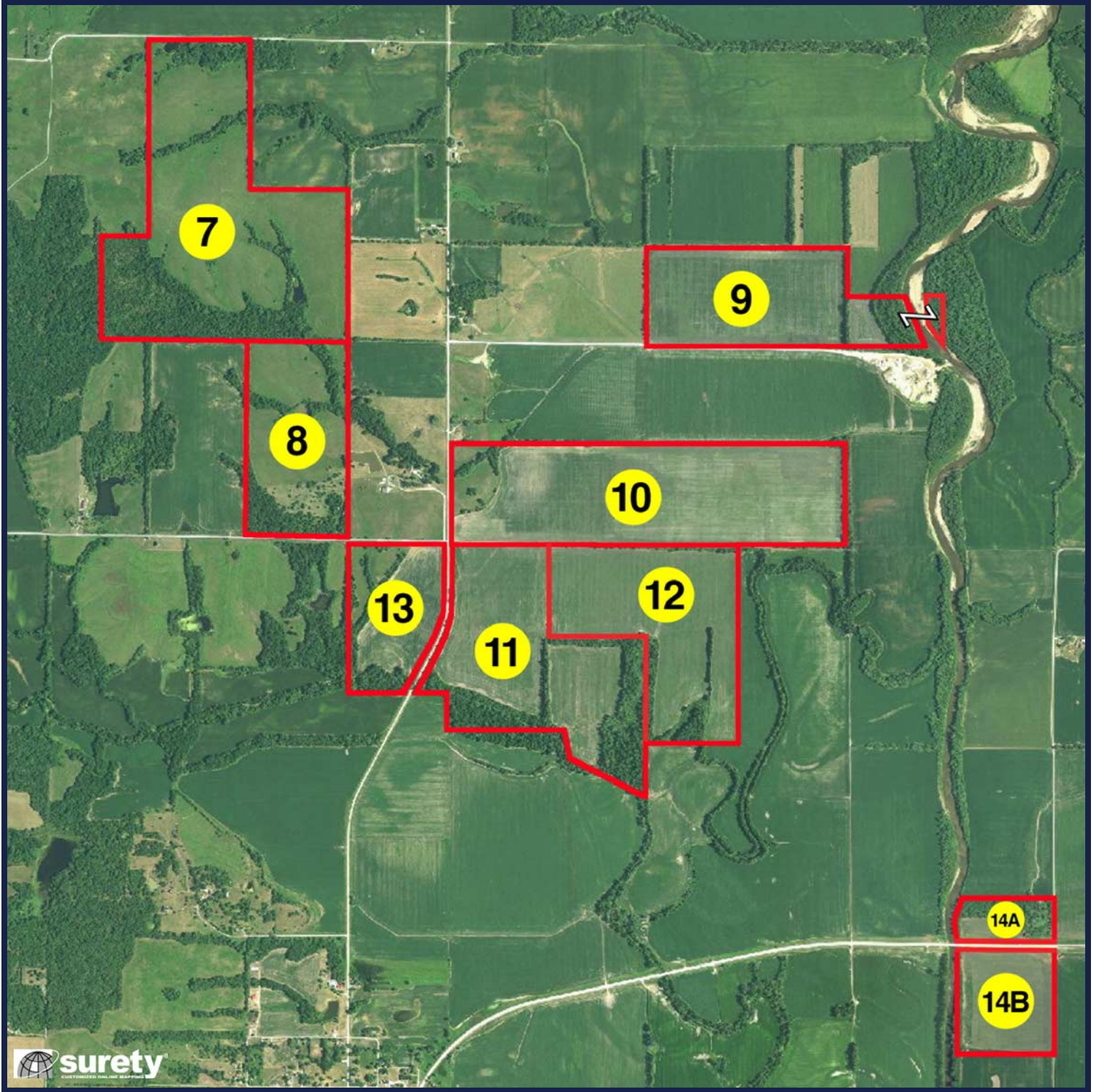


ADDITIONAL INFORMATION, SOIL MAPS & MORE AVAILABLE ONLINE:
www.SullivanAuctioneers.com

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HARRISON COUNTY, MISSOURI

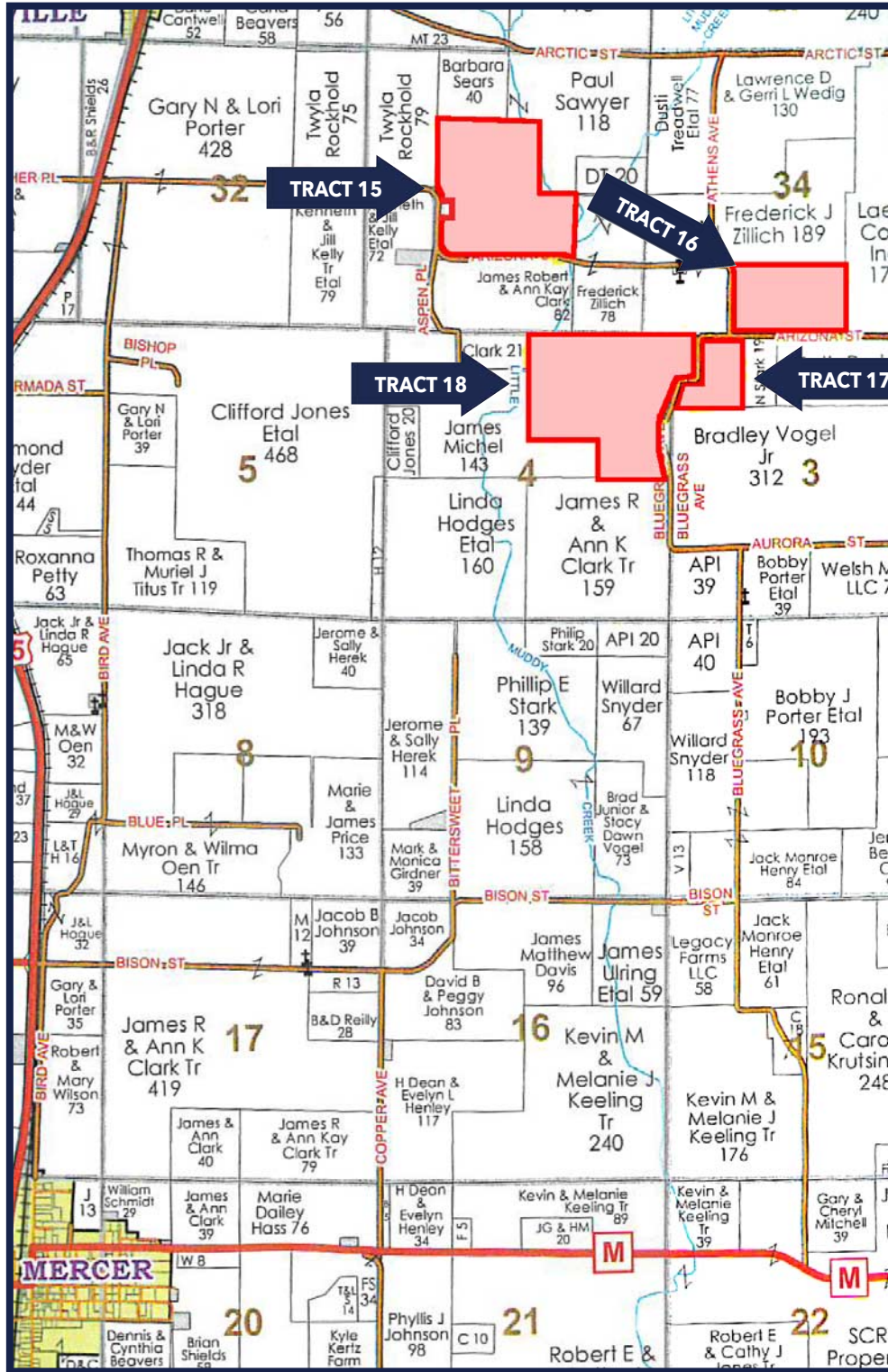
Located in Sections 3, 10, 11, 12, 13, 14 & 24, Trail Creek Township, Harrison County, MO



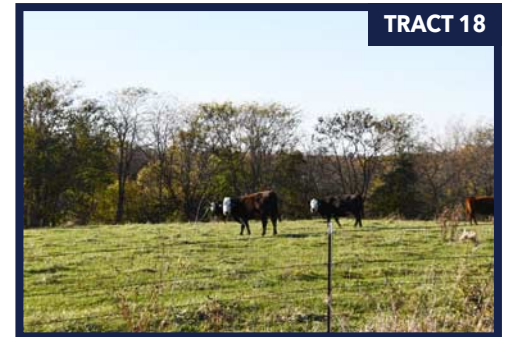
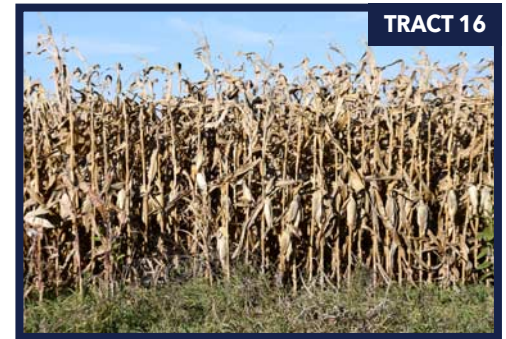
PLAT MAP

MERCER COUNTY, MISSOURI

Located in Sections 4 & 33, Marion Township & Sections 3 & 34, Somerset Township, Mercer County, MO



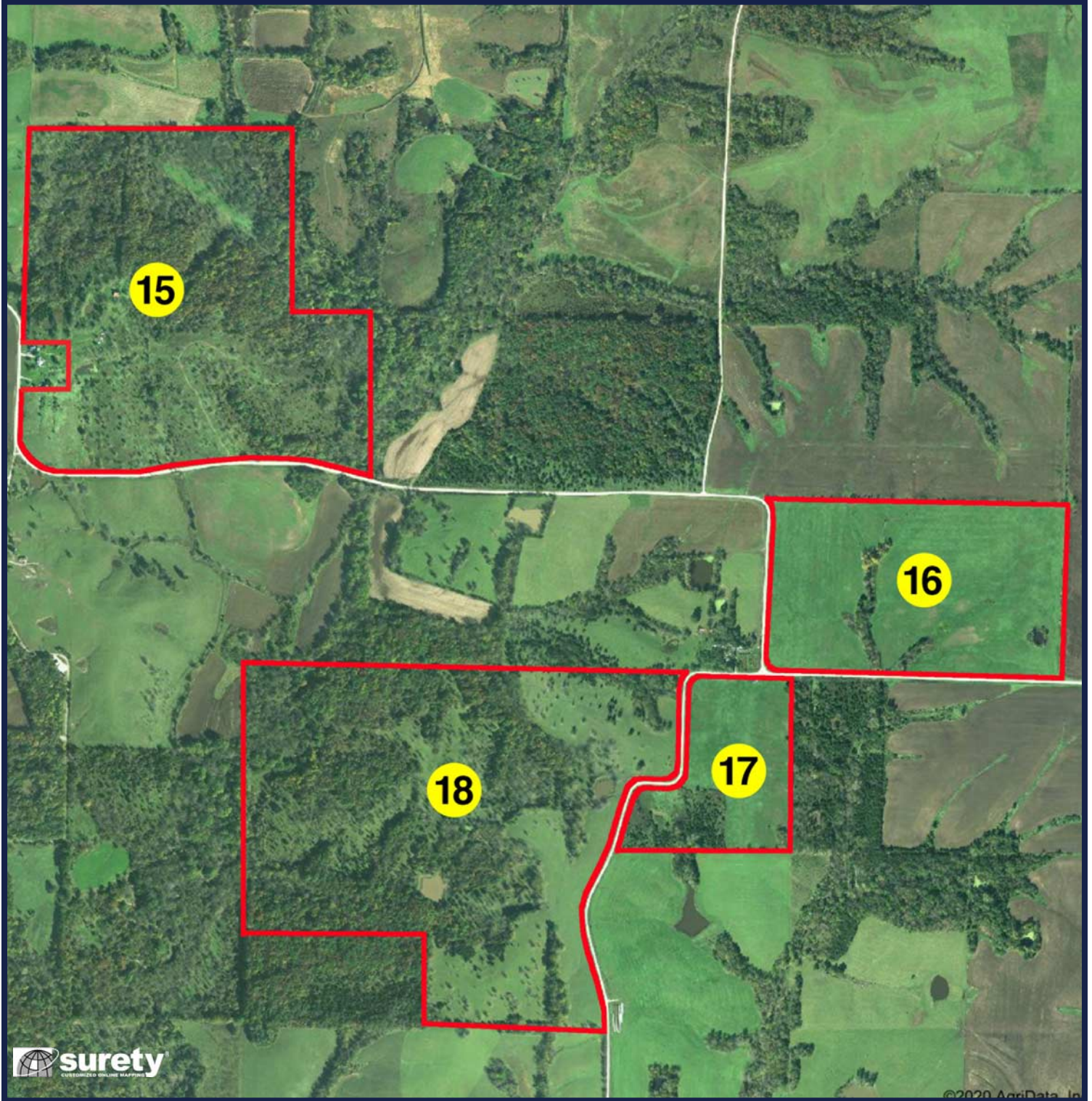
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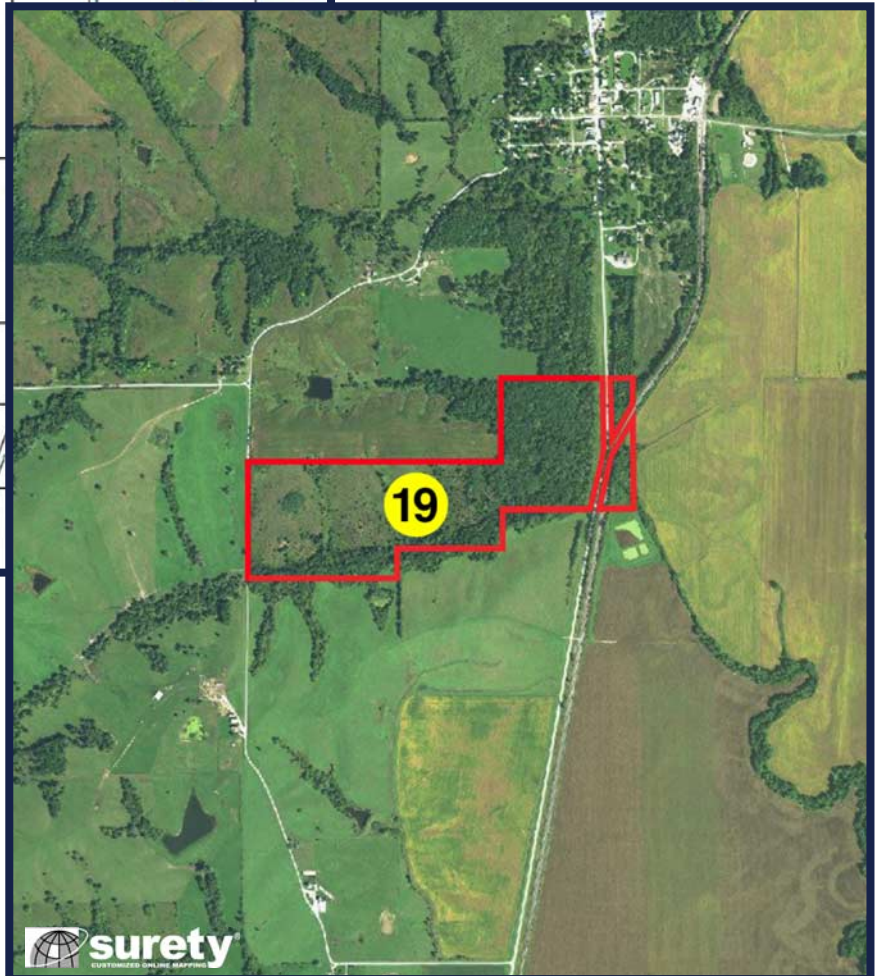
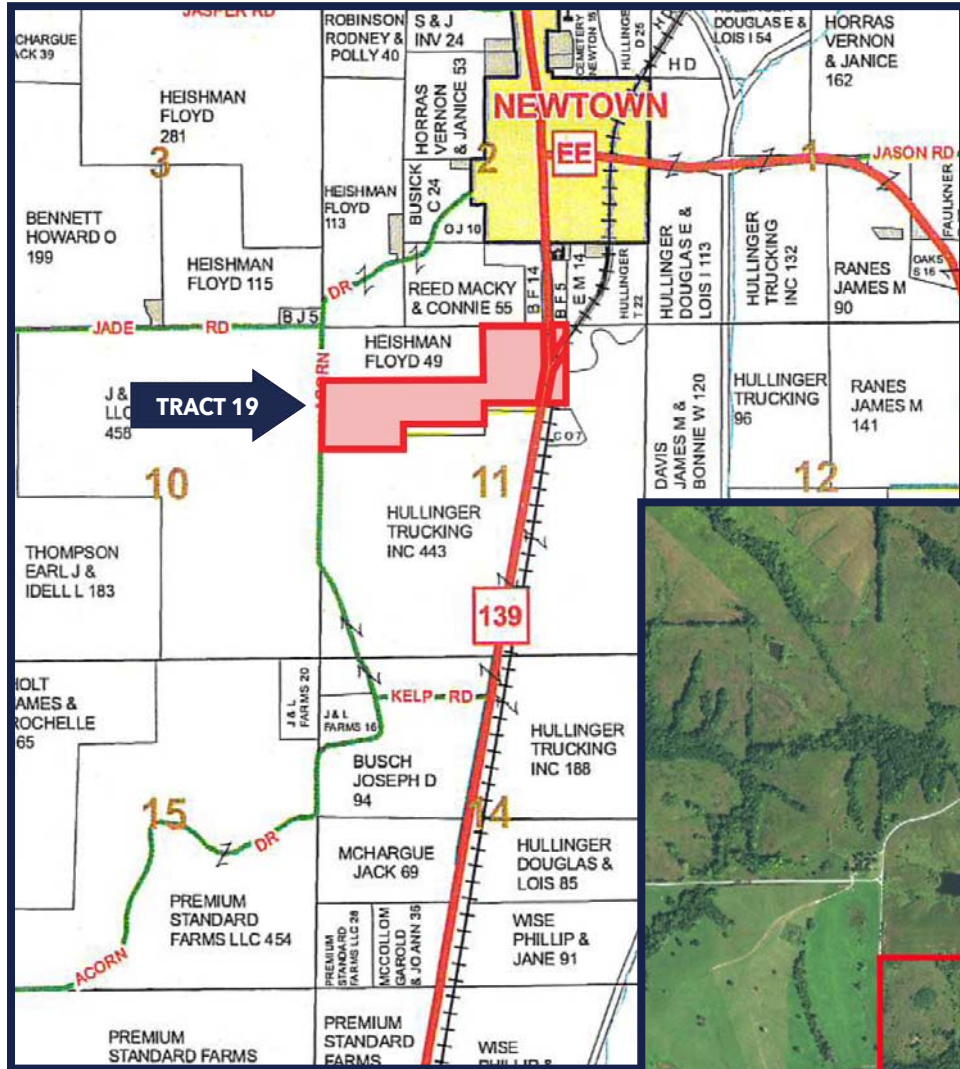
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PLAT & AERIAL MAPS

SULLIVAN COUNTY, MISSOURI

Located in Section 11, Clay Township, Sullivan County, MO

SUBJECT PHOTOS



**ON BEHALF OF RYDER FARMS, INC.,
THE ESTATE OF ALFRED K. RYDER
& SULLIVAN AUCTIONEERS, LLC,
THANK YOU FOR YOUR INTEREST
IN THIS LAND AUCTION!**



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John Sullivan



Dan Sullivan



Joe Sullivan



Jim Sullivan



Bill Sullivan



Matt Sullivan



Luke Sullivan



Michael Sullivan



John Borrowman



John Probasco



Jim Huff



Jeff Hoyer



Bill Fretwell



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Craig Hoyer



Cody Holst



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