

ONLINE BIDDING AVAILABLE

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SCHRADER Real Estate and Auction Company, Inc.

KANSAS CITY AREA LAND AUCTION

Tuesday, March 30 • 5pm CST

Auction Held at The Beck Event Space, Harrisonville, MO

Inspection Dates:
 Thursday, March 4 • 3-5pm,
 Friday, March 5 • 8-10am,
 Thursday, March 18 • 3-5pm,
 Friday, March 19 • 8-10am &
 Tuesday, March 30 • 9-11am.
 Meet a Schrader Representative
 on Tract 20.

- Several Improvements Including 16,800 Sq. Ft. Shop
- 5 House Tracts • Wooded Recreational Land
- Tracts Ranging from 5± to 167± Acres

Cass County, Missouri
879±
 Acres

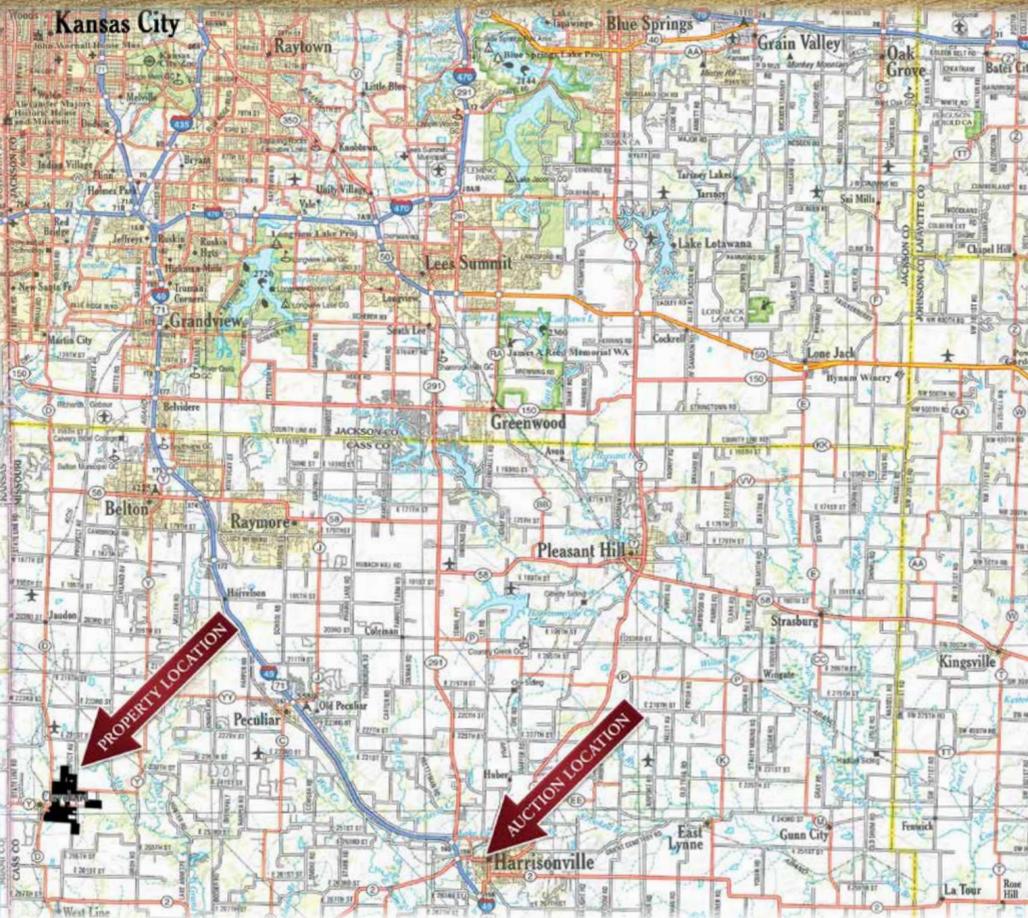
- 30 Miles South of Kansas City, Missouri
- High Percentage Tillable Acres • Irrigated Cropland
- 160,000 Bushel Grain Bin Set-Up Being Offered Separately

Farm Equipment to Sell March 31st

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DIRECTIONS TO PROPERTY

From the Missouri Line: If heading south on I-49 take exit 175 onto SR-Y. Continue on SR-Y for 12 miles, and the property will begin on your left. If heading north on I-49 take exit 159 near Harrisonville for RT-2 West. Continue on for 16 miles then head north for a mile and the property will be on your right.

From the Kansas Line: Take SR-69 until you come to the intersection of W 247th St. Continue on for 4 miles and it will turn into SR-Y. Continue on for a mile through the town of Cleveland and the farm will be on both sides.



AUCTION LOCATION

The Beck Event Space • 210 S Independence St, Harrisonville, MO 64701
Directions: From I-49 take exit 159 onto RT-2 North. Continue for 1 mile, then turn left onto S Independence St. In 250' the property will be on your left, with parking available on the right.

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 26 individual tracts, any combination of tracts & as a total 879± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the receiver's acceptance or rejection.
EVIDENCE OF TITLE: Receiver shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Receiver shall provide a Receiver's Deed(s).
CLOSING: The targeted closing date will be approximately 45 days after the auction.
POSSESSION OF BARE LAND: Possession is at closing. Immediate access for farming activities prior to closing is available with an additional 10% down payment.
POSSESSION OF RESIDENCES: Possession is at closing, subject to the rights of any tenants.
REMOVAL OF EQUIPMENT TRACTS 21,22,23, & 24: If not purchased in a combination with tract 25, shall be removed no later than May 10, 2021.
REAL ESTATE TAXES: Receiver will pay general real estate taxes and special assessments, if any, for the calendar year 2020. Buyer will pay all subsequent taxes and assessments.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Receiver disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: The depiction of tract boundaries and acreages are approximate & have been estimated based on available tax parcel data and aerial mapping.
SURVEY: A new survey will be obtained only if necessary to record the conveyance or otherwise deemed appropriate in the Receiver's sole discretion. If a new survey is obtained, the survey will be sufficient to record the conveyance (but the type of survey will be determined by the Receiver) and the survey costs will be shared equally (50:50) by the Receiver and Buyer. Any survey of adjacent tracts purchased in combination will show the perimeter boundary but need not show interior tract lines.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the receiver.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the receiver or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the receiver or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The receiver & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
SCHRADER REAL ESTATE & AUCTION CO., INC. #AGS3001504 #A01005815 #A09200182
 260-244-7606 • 1-800-451-2709 • www.schraderauction.com
 e-mail: auctions@schraderauction.com

Cass County, Missouri
879±
 Acres

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Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
	7	8	9	10	11	12
	13	14	15	16	17	18
	19	20	21	22	23	24
	25	26	27	28	29	30
	31					

Rex D. Schrader II • 800.451.2709 #2020021493
 Schrader Real Estate and Auction Company, Inc.

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Corporate Headquarters:
 950 N Liberty Dr Columbia City, IN 46725
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ONLINE BIDDING AVAILABLE You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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TRACT	TOTAL ACREAGE	APPROX. TILLABLE	APPROX. WOODED	IMPROVEMENTS
1	60±	55	2.5	-
2	59±	52.5	-	-
3	165±	154	3	See Improvement Description
4	5±	-	-	See Improvement Description
5	20±	14.5	2	-
6	26±	20	1.5	-
7	8±	-	-	See Improvement Description
8	40±	14	15.5	-
9	53±	30.5	9.5	-
10	6±	2.5	-	See Improvement Description
11	23±	23	-	-
12	75±	67	0.5	-
13	5±	-	-	See Improvement Description
14	72±	26.5	39	See Improvement Description
15	6±	2	-	See Improvement Description
16	37±	9	23	See Improvement Description
17	5±	-	-	See Improvement Description
18	36±	24	-	See Improvement Description
19	48±	46	-	-
20	50	27.5	0.5	See Improvement Description
21	60'x30' 80,000 bushel grain bin being offered separately. Built in 2012.			
22	60'x30' 80,000 bushel grain bin being offered separately. Built in 2012.			
23	80' grain elevator leg being offered separately. 8,000 bushels/hour with single phase electric. All four drop pipes sell with the leg along with the two 6,000-bushel load-out hopper bins and super structure. Two hopper bins are 18' in diameter and 9-ring.			
24	Fairbanks weight scale being offered separately. 12'x75' with 8'x10' office.			
25	60	52	-	See Improvement Description
26	20	17.5	-	-

IMPROVEMENT DESCRIPTIONS

Tract 3 - 165± acres with Zimmatic 7-Tower Irrigation. City owns irrigation equipment, new buyer must reapply for use.

Tract 4 - 5± acres with 3 bed, 2 bath, ranch-style home that contains 1,456 sq. ft. The home has a full basement and 2-car basement garage. There is a shingle roof and vinyl siding. Renovated in 2014 with new floors and appliances.

Tract 7 - 8± acres with 3 bed, 2 bath, 1,440 sq. ft. ranch style home. There is a full basement that is half finished, steel siding, and composition shingle roof. Home was renovated in 2009. Sits beside a beautiful 1.5-acre pond and has 10'x12' utility shed and 65'x78' gravel floor barn.

Tract 10 - 6± acres with 2 bed, 2 bath, 1.5-story home. 1,377 sq. ft. on partial basement, steel siding, and composition shingle roof. Built in 1930 and renovated in 1995 with electric and plumbing, new windows, central air and heat.

Tract 13 - 5± acres with 2 bed, 1 bath, 1,612 sq. ft. one story ranch-style home. Full basement and wood siding. Built in 1975 and remodeled in 2009. Also contains 20'x60' shed, 30'x60' barn, and 24'x36' barn.

Tract 14 - 72± acres with access to Massey Creek, proving for great recreational opportunities.

Tract 15 - 6± acres with a bungalow style home containing 1,064 sq. ft. Home has a full basement with a shingle roof and steel siding. Home was renovated in 2014 with new wiring, plumbing, and central HVAC.

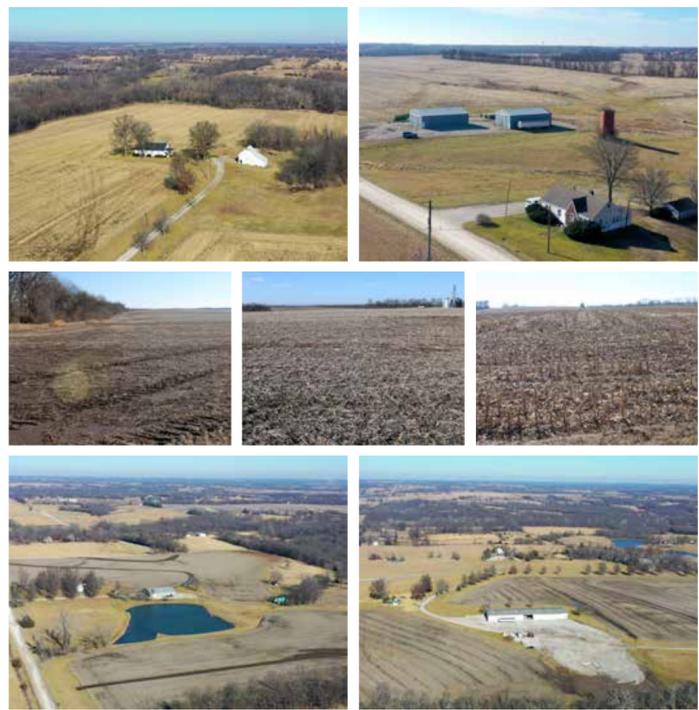
Tract 16 - 37± acres with access to Massey Creek, proving for great recreational opportunities.

Tract 17 - 5± acres with 2 bed, 1 bath, one story home containing 1,705 sq. ft. Crawl space foundation, vinyl siding, and composition shingle roof. Also has 60'x48' shed.

Tract 18 - 36± acres that contains 60'x40' shed and 36'x60' shed.

Tract 20 - 50± acres containing a 16,800 sq. ft. machine shed with concrete and gravel floors. Approximately 4,800 sq. ft. is insulated and heated with concrete floors. Has a restroom and pull-over maintenance pit.

Tract 25 - 60± acres with Zimmatic 5-Tower Irrigation. City owns irrigation equipment, new buyer must reapply for use.



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Contact the Auction Company for a detailed Information Booklet with additional due diligence materials, including: soil maps, tax & FSA details, irrigation information etc.



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Seller: Receiver of Seba Bros Farms, Inc.
Auction Manager/Auctioneer: Rex D. Schrader II • 800.451.2709

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