

COMBINATION GROUND

622± ACRES JOHNSON COUNTY, MO

»SELLING IN 3 TRACTS«

UNRESERVED ONLINE LAND AUCTION



Bid Online
MAY 16-30,
2024

BIDDING ENDS AT 11 A.M. CDT

Get a salebill, register and bid at

www.bigiron.com



Seller: Tacke Living Trust

Contact Your Listing Agent

Justin Hubbs 660.619.5816

Explore the Property from Above

DRONE TOUR



Tract #1: 352± Acres

Description: BigIron is proud to present this fantastic opportunity! Imagine owning this sprawling 352+/- acre tract, boasting the perfect blend of lush pastureland and timber. Nestled amidst the serene countryside, you'll find outbuildings, grain bins, and even a pond. Located just a stone's throw away from Whiteman AFB and the breathtaking Knob Noster State Park, this property offers unparalleled convenience and endless possibilities. Whether you dream of cultivating your own farm, creating a ranch, or simply escaping nature's embrace, this is your chance to turn that dream into reality!

Don't miss out on this once-in-a-lifetime opportunity – seize the moment with BigIron and embark on your journey to rural paradise today!

Legal: PT NWNW 31-47N-24W AND NW; W2NE; PT NENE; PT SENE; NWSW; PT NESE 36-47N-25W, Johnson County, MO.

Address: 471 NE 601 Rd., Knob Noster, MO 65336

Location: Take Hwy 50 west of Knob Noster 3 miles to Hwy P. Go north on Hwy P for 2.8 miles to NE 400 Rd. Turn left on NE 400 Rd, and follow it to NE 601 Rd. Turn right onto NE 601 Rd. Then, go 0.7 miles to the property on the right.

Tract #2: 110± Acres

Description: This 110± acre tract is mostly wooded with pastureland, pond, and small barn along the road frontage. Great location, only minutes to Whiteman AFB and Knob Noster State Park.

Legal: PT NESW; SESW; SWSE 25-47N-25W AND PT NENW; PT NWNE 36-47N-25W, Johnson County, MO.

Address: 000 NE 621 Rd., Knob Noster, MO 65336

Location: Hwy 50 west of Knob Noster 3 miles to Hwy P. Go north on Hwy P 2.8 miles to NE 400 Rd. Turn left on NE 400 Rd. and follow it to NE 601 Rd. Turn right onto NE 601 Rd. Then go 1 mile where the road turns a slight right and becomes NE 500 Rd. Continue 0.3 mile to NE 621 Rd. Turn left onto NE 621 Rd. Then, go approximately 0.2 miles and watch for the BigIron signs on the east side of the road.

Tract #3: 160± Acres

Description: Beautiful 160± acres of pasture and tillable land, including a home built in 1915, several outbuildings, a 1.5-acre pond, and a smaller pond with road frontage on 3 sides only minutes to Whiteman AFB and Knob Noster State Park. Approximately 70 acres of tillable have been planted in beans in prior years. This farm will be available for sale for the first time in centuries. Take advantage of your opportunity to bid; register at www.bigiron.com today.

Legal: W1/2 SW1/4 OF SECTION 25, TOWNSHIP 47 NORTH, 25 WEST AND E1/2 SE1/4 OF SECTION 26, TOWNSHIP 47 NORTH, 25 WEST, Johnson County, MO. .

Address: 500 NE 621, Knob Noster, MO 65336

Location: Hwy 50 west of Knob Noster 3 miles to Hwy P. North on Hwy P 2.8 miles to NE 400 Rd. Turn left on NE 400 Rd. and follow it to NE 601 Rd. Turn right onto NE 601 Rd. Then go 1 mile where the road turns a slight right and becomes NE 500 Rd. Continue on NE 500 Rd approximately 0.2 mile to the property on the north side

BIDDING PROCESS

Bidding increments will be \$50/acre. The final sale price will be calculated based on total acres times the highest per acre bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning May 16, 2024, and ending May 30, 2024, at 11:00 a.m. This unreserved online auction features bidding extensions. The closing times will be automatically extended when any of the coupled tracts receive a bid in the last 5 minutes and close simultaneously when none of the tracts receive a bid for 5 minutes. This will allow bidders to monitor each tract without fearing missing out on any other tract. 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 before the auction closes or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer must enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to Truman Title Company. The closing will be set on or before June 28, 2024. Possession of the property will be at closing. If early access for spring planting is desired before closing, the down payment will increase from 10% to \$200,000. The earnest deposit can be made by a personal check, company check, or wire transfer, with the balance due at closing. The seller will provide a marketable title to the buyer, evidenced by title insurance. The buyer will be responsible for all other closing costs. The 2024 taxes will be prorated up to the closing date. The property will not be sold subject to financing. Please make all financial arrangements before 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. The property sells "as-is" subject to all rights of way and easements. Acreages are estimated based on reliable records and may differ from deeded or taxable acres. Bidders are responsible for conducting their own inspections and due diligence concerning the property.

Attend the Auction
Thursday, May 30, 2024
9 a.m. CDT until bidding ends
BigIron Realty Office
1800 Liberty Park Blvd | Sedalia, MO
Office Phone: 660.827.0920

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. **Sellers:** If you are thinking of selling your farm, please attend this auction and see how it works!

For more information on the properties,
visit www.bigiron.com

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 2024 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE

QUICK LAND SALES

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

MORE MONEY IN YOUR POCKET

Our 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.

Approaching 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com
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| EXPERTS IN SELLING LAND |

