

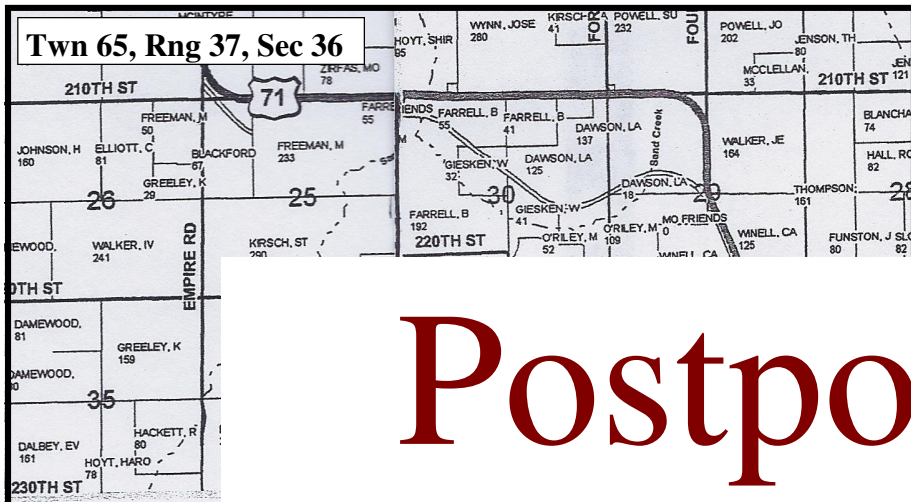
# Absolute Land Auction

46+/- Acres Row Crop Land  
Nodaway County • Maryville, Missouri

**Thursday, October 29, 2009**

**Starting at 10:00 AM Sharp**

**Sale Site: Holiday Inn Conference Room  
2929 S Main St Maryville, MO 64468**



# Postponed.

## Directions

### Farm: From

ville, MO, West on Hwy 46 - 5.5 miles to Hwy AB. AB North 3+ miles to Farm. Farm on west side of road. **Closest intersection:** Hwy AB and 230th Street.

**FSA Information:** Of the total 46+/- acres, 42.4+/- are Cropland Acres. 2009 DCP Payment \$644. Corn Base 22.5, Soybean Base 19.9, Total Base Acres 42.4. Farm is available for 2010 crop year.

**Sellers:** Curtis & Rebecca Brodrick

**Terms:** Property will be sold to the highest bidder regardless of price. 10% nonrefundable down payment of the total contract price will be due immediately after being declared the buyer. Down payment may be made in the form of personal check, business check, or cashiers check with the balance due at closing. Anyone not known by the Auction Company or sellers may be required to show proof of Bank Letter of Credit. Closing to be on or before Nov 20th. Possession at time of closing subject to tenants right to remove existing crops. Seller shall provide an Owners Policy of Title Insurance in the amount of the purchase price and shall execute a proper deed conveying the real estate to the buyer. Sale shall include all mineral rights owned by the seller if any. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer at the auction podium during the time of sale will take precedence over any previously printed material or any other oral statements made. The property sells as is where is and no warranty or representation, either expressed or implied concerning the property is made by the seller or auction company. Enterprise Realty & Auctions LLC are exclusive agents of the Seller.

**Auction Manager:** Randy James 660-582-7160 **Auctioneer:** Dan McChristy 816-232-7160



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*Selling Five State Area yard by yard... acre by acre!!!*