

# FARM LAND Auction

**FRIDAY, DECEMBER 14, 2018**

**SALE TIME:  
1:00 P.M.**

**SIKESTON, MISSOURI**

**SALE SITE: DeWITT AUCTION  
COMPANY LOT - 220 DeWitt Drive**

**288 Acres +/- Located in Scott County, Missouri  
Township 28N, Range 15E, Sections 21 & 28**

**AUCTIONEER'S NOTE:** DeWitt Auction Co. has been engaged by the Uthoff Family to sell at public auction approximately 288 acres +/- of highly productive row crop farm land near Blodgett, MO in Scott County. The farm land also contains timber land that is excellent for deer and waterfowl hunting. This land has been in this

family for over forty (40) years. The tract contains 18.70 acres of land that is enrolled in the Conservation Reserve Program (CRP). The CRP program makes annual payments of \$204 per acre. Buyer will succeed to CRP Contract.

**ABBREVIATED 156 FARM RECORD  
FARM LAND DATA**

Farmland 312.47; Cropland 265.73; DCP Cropland 265.73; WBP 0.00; WRP 0.00; CRP 18.70; GRP 0.00; Sugarcane 0.00; Farm Status: Active; Number of Tracts: 1; State Conservation 0.00; Other Conservation 0.00; Effective DCP Cropland 247.03; Double Cropped 34.50; MPL 0.00; EWP 0.00; DCP Ag. Rel. Activity 0.00; Broken From Native Sod 0.00

**CROP ELECTION CHOICE**

ARC Individual..... None  
ARC County..... Wheat, Corn, Soybean  
Price Loss Coverage..... None

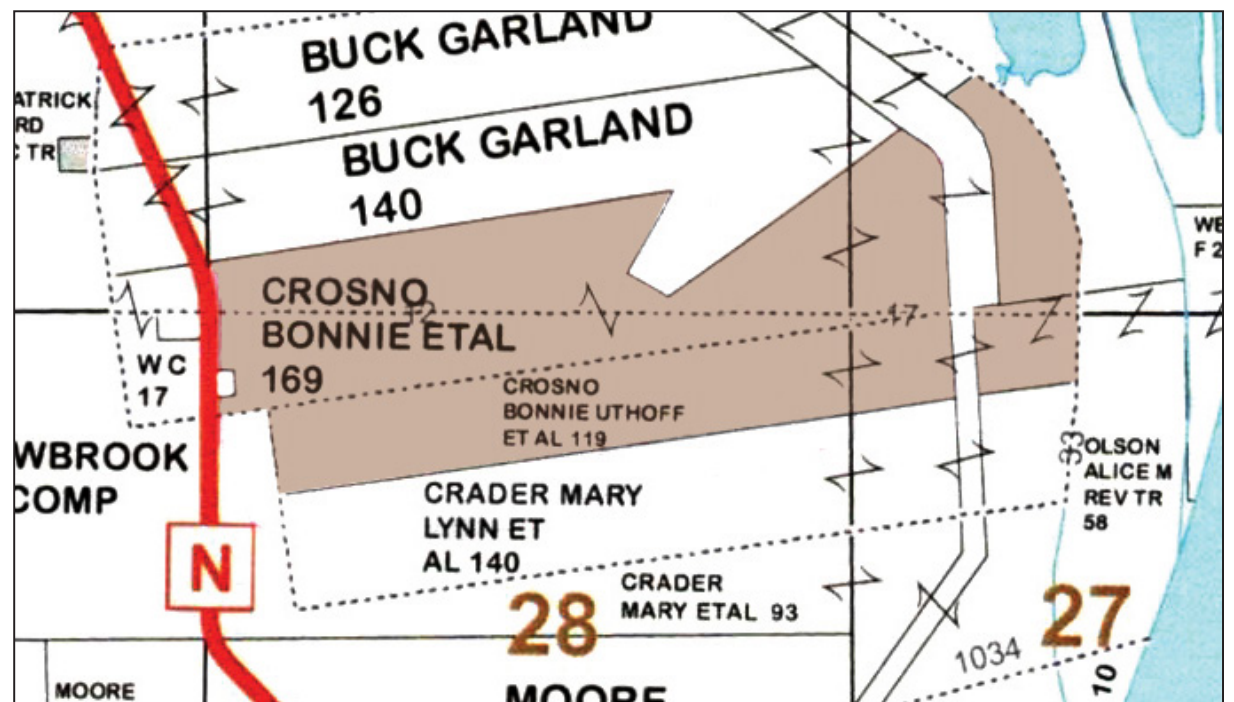
**DCP CROP DATA**

Wheat..... 34.5 Acres  
Corn..... 61.5 Acres  
Soybeans..... 185.0 Acres  
Total Base Acres..... 281.0 Acres

**2019 Farm Year Note:** The Gage Family has leased the ground for approximately forty (40) years under an oral lease agreement. The Gage Family has the right to lease the farm for the 2019 crop year. Under the current oral lease, Buyer will receive a 2019 crop share rent of 1/3 for Corn and Soybeans and 50/50 on Wheat.

**TERMS:** 10% of the highest bid (non-refundable) due at the conclusion of auction. Balance due on or before closing within 30 days. Closing will be handled by Delta Title Co. in Sikeston, MO. Closing costs will be divided equally between buyer and seller. Seller will collect rent for 2018 and pay 2018 real estate taxes. Buyer will collect rent for 2019 crop and 2019 real estate taxes will be prorated between Buyer and Seller. Buyer will be able to take possession of farm after the 2019 crop is harvested. A five percent (5%) Buyer's Premium will be added to the last bid in order to establish selling price and is payable the day of the auction.

**NOTE: WE URGE YOU TO DRIVE OUT AND INSPECT THIS FINE PROPERTY BEFORE AUCTION DAY.**



SALE CONDUCTED BY

## DeWITT AUCTION CO.

Member Mo. & Miss. Auctioneer Assoc. - Lic. Nos: MO 14 & 85; AR 390 & 404; AL 611 & 1317; LA 239; Phil DeWitt MS 292; IL Firm No. 444000276; MS Firm No. 410F; TX 6538 & 10982; TN Firm No. 2422; KY 6028; FL 1535; Brandon DeWitt AR 2535, MS 1471, IL 441.002267, KY 4216, TN 6941; Jack Holifield TN 6847, AL 5350, LA 19365 • Nicole DeWitt MO Real Estate Broker/Broker-Officer Lic. #2010010870/Corp. Lic. #2013017734

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PLANNING AN AUCTION? CONTACT:  
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573-471-1060 - 800-533-9488

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**573-471-1060 • 1-800-533-9488**

*"Your Attendance Always Appreciated!"*

FOR MORE INFORMATION, CONTACT:  
**DeWITT AUCTION CO.**  
573-471-1060 - 800-533-9488  
or visit [www.dewittauction.com](http://www.dewittauction.com)

ANNOUNCEMENTS MADE AUCTION DAY TAKE PRECEDENCE OVER PRINTED MATERIAL.