

2 Farm Land AUCTIONS ON THE SAME DAY

TUESDAY, JANUARY 25, 2022 SALE TIME: 2:00 P.M.

KENNETT, MISSOURI Sale Site: Kennett American Legion Bldg. on Hwy. 412 across from Walmart

1st Farm: 80 Acres +/- **2nd Farm: 290 Acres +/-**

NOTE: DeWitt Auction Co. has been commissioned to sell at public auction approximately 80 acres of farm land located in Clay County, Arkansas and approximately 290 acres of farm land located in Dunklin County, Missouri. These auctions will be held on the same day.

1st Farm: 80 Acres +/-
Row Crop Farm Land
Located in Clay County, Ark.
Township 19N, Range 9E, Sec. 8
Owner: Jane Cook

Tract 1 = 79 Acres +/-
 Clay County, Ark. Township 19N Range 9E, Section 8
 FSA Farm #474: Farm Land 79.56 ac., Crop Land 75.37 ac.
 60 acres +/- of this farm is furrow irrigated. 18 acres +/- non-irrigated.
 This farm is rented for 2022 crop year. Buyer will collect 2022 rent and pay 2022 real estate taxes. Owner will receive 1/4 of rent and pay 1/4 of fertilizer cost.

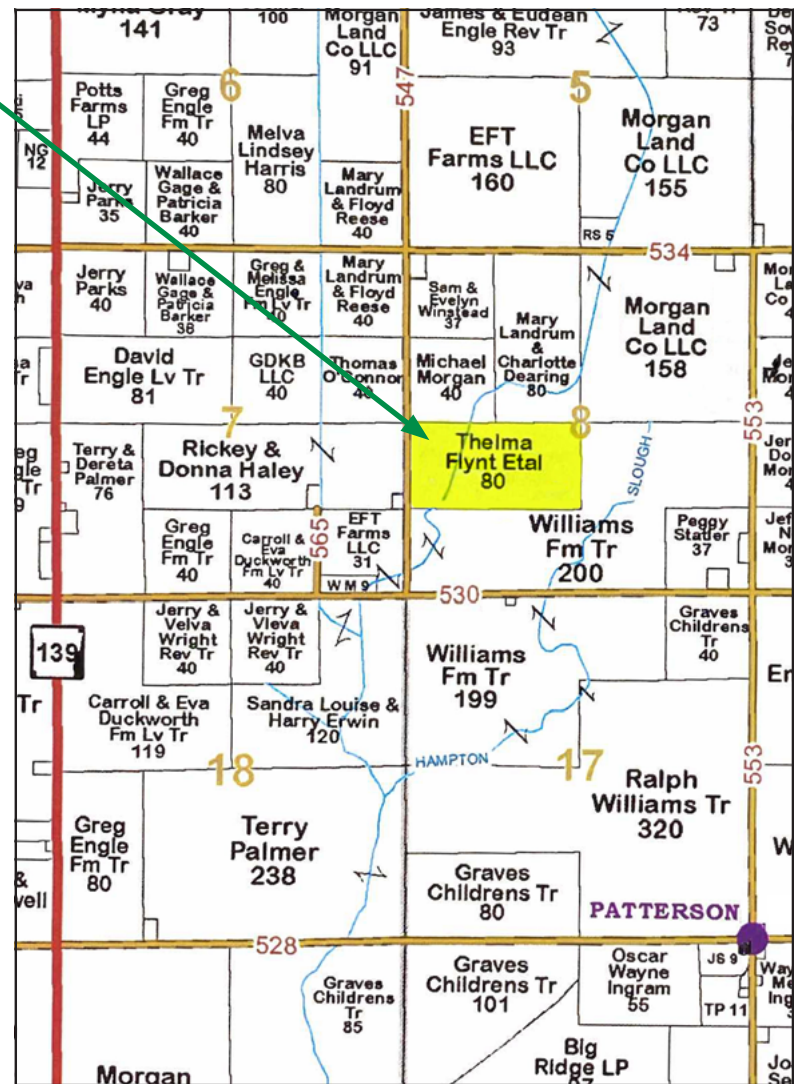
Crop	Base Acreage	PLC Yield
Corn	8.76	123
Soybeans	19.24	34
Cotton	39.04	1277
Generic	9.76	
Total	76.80	

Tract 2 = 1 Acre +/-
 Clay County, Ark. Township 19N, Range 9E, Section 8
 4 bedroom, 2 bath brick house with hardwood floors and new outdoor storage building. Nice country home on approximately 1 acre of land.

Note: Tract 1 and Tract 2 will be offered individually, and then as a combination to determine the highest bid.

For more information about 1st Farm, contact:
Brandon DeWitt 573-380-5675 or
Dewitt Auction Co. 573-471-1060 / 800-533-9488

TERMS: 10% of highest bid (non-refundable) due at conclusion of auction. Balance due on or before closing within 60 days. Closing will be handled by Pelts Title Co. in Kennett, MO. Closing costs will be divided equally between buyer and seller.
6% Buyer's Premium will be added to last bid in order to establish selling price and is payable day of auction.
NOTE: We urge you to drive out and inspect these fine properties before auction day.



2nd Farm: 290 Acres +/-
Row Crop Farm Land
Located in Dunklin County, MO
Township 19N, Range 9E, Section 13 and Section 16

Owner:
J & E Farms
 This farm is located north of Kennett, MO on Highway 25 at the White Oak Community.

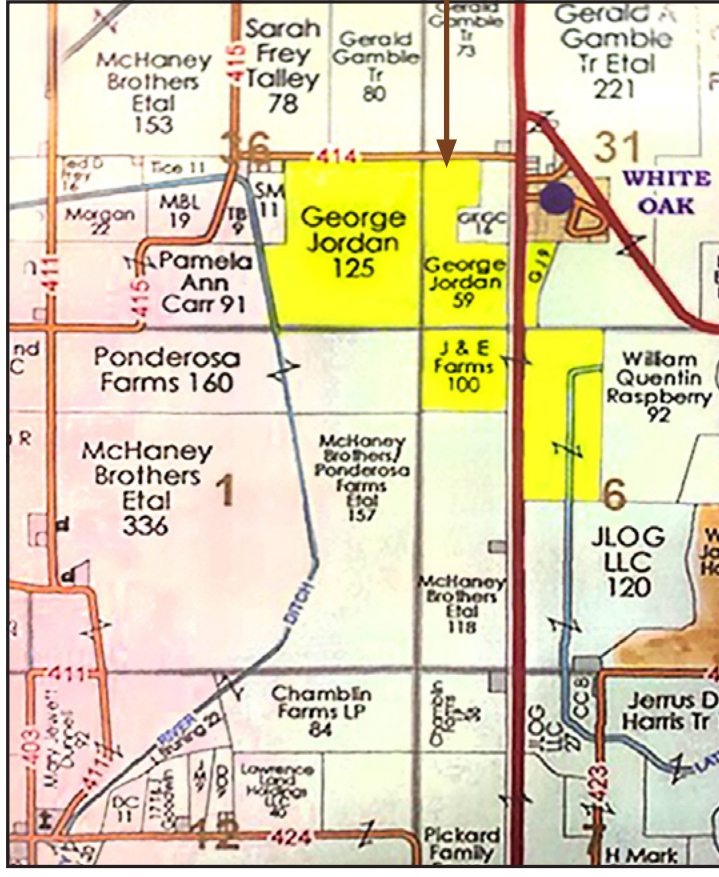
290 Acres +/-
 Dunklin County, MO Township 19N, Range 9E, Section 13 and Section 16

FSA Farm #690

Crop	Base Acres	PLC Yield
Wheat		44
Corn		125
Soybeans		33
Seed Cotton		1891
UNA Generic		0
Total Base Acres	265	

Tract 1
223.42 Acres +/-
 Tract 1 has two wells and pumps and one 6-tower center pivot that sells with the farm. A second 7-tower pivot belongs to the tenant and will be offered for auction after sale of the farm.

Tract 2
66.80 Acres +/-



TERMS: 10% of highest bid (non-refundable) due at conclusion of auction. Balance due on or before closing within 60 days. Closing will be handled by SEMO Title Co. in Sikeston, MO. Closing costs will be divided equally between buyer and seller. Buyer will collect 2022 rent, 1/3 on grain, 30% on cotton, pay landlord's customary inputs, and pay 2022 real estate taxes.
6% Buyer's Premium will be added to last bid in order to establish selling price and is payable day of auction.
NOTE: We urge you to drive out and inspect these fine properties before auction day.

For more information about 2nd Farm, contact:
JACK HOLIFIELD 870-926-4173

Visit Our Website: www.dewittauction.com AUCTION CONDUCTED BY: **Jeff DeWitt Auction Co., Inc.** Visit Our Website: www.dewittauction.com

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, Mo. RE Salesperson Lic. #2015019112, Ark. RE Salesperson Lic. #SA00080457; Jack Holifield TN 6847, AL 5350, LA 19365; Alyssa Nicole VonderHaar MO Real Estate Broker/Broker-Officer Lic. #2010010870/Corp. Lic. #2013017734

PLANNING AN AUCTION? CONTACT:
Jeff DeWitt Auction Co., Inc.
 220 DeWitt Dr. • Sikeston, MO
 573-471-1060 - 800-533-9488

220 Dewitt Drive • Sikeston, MO 63801
573-471-1060 • 1-800-533-9488
"Your Attendance Always Appreciated!"

FOR MORE INFORMATION, CONTACT:
Jeff DeWitt Auction Co., Inc.
 573-471-1060 or 800-533-9488
 or visit www.dewittauction.com

Note: Announcements made auction day take precedence over printed material.