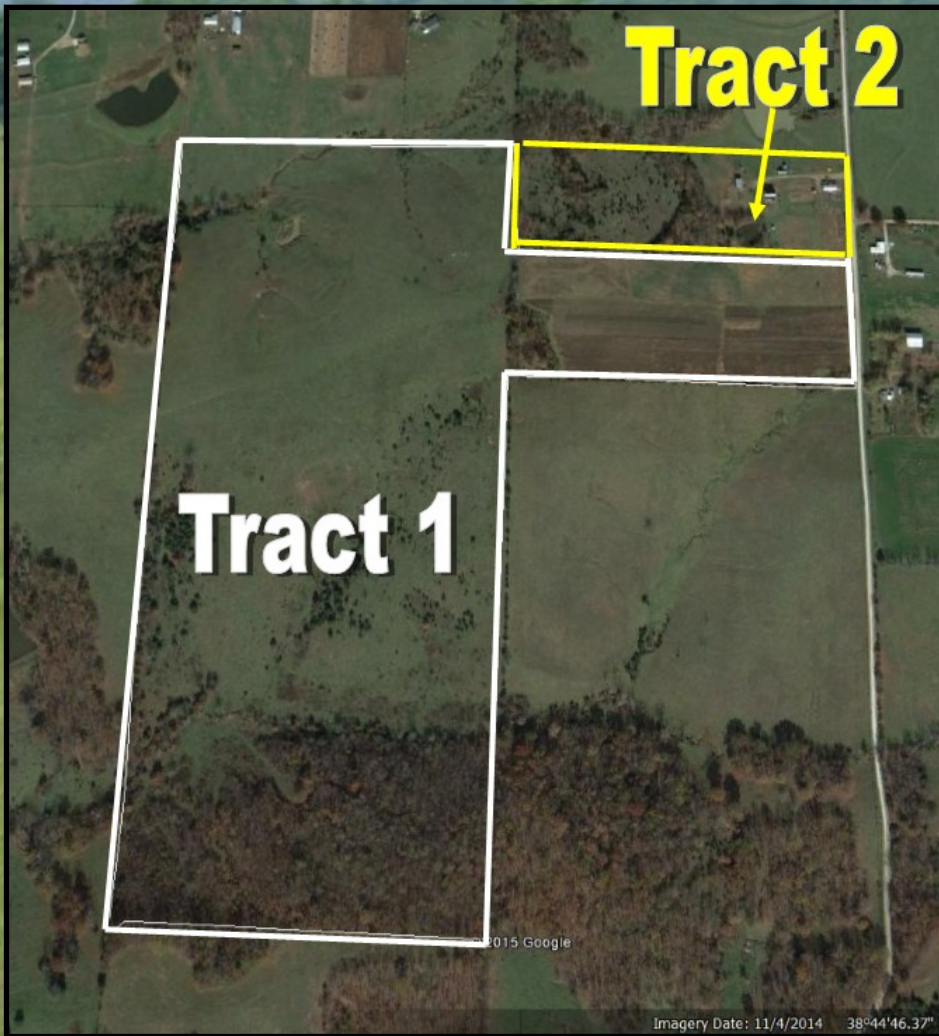


SCHROCK AUCTION

24101 Harris Rd, California, MO

Saturday, June 27th, 2015 10a.m.

Auctioneer's Note: The Schrock family has purchased a farm and will be moving their family out of state. In an attempt to put together a nice tract of land the Schrock and Yoder properties have been combined and reallocated to produce these 2 tracts for sale at auction. As the Schrock family will be moving there will also be some personal property for sale. **Directions:** From Boonville take Hwy 87 towards Prairie Home. In Prairie Home turn Right on Fair Rd and continue onto Hwy J. Turn Left on Hwy W and go approximately 3.5 mile taking a slight Left onto Clarksburg Dr. followed by a Right on Harris Rd. Continue to auction. From California take Hwy O north. Turn Right onto Hwy D then Left on Hwy KK. Make a slight Left onto Steelhouse Rd and continue onto Clarksburg Dr. Turn Left onto Harris Rd to auction. Look for signs day of sale. **Terms:** Cash, valid check, Master Card/Visa (5% convenience fee) with proper ID. Not responsible for accident, theft or errors in advertising, statements made day of auction take precedence over ads and printed material. For additional info go to www.martinauctioncompany.com or call Cody at 660-888-3460.



**Real Estate
Sells at 11a.m.**

Sellers: Schrock & Yoder Families



www.martinauctioncompany.com

Cody Martin

660-888-3460

Terry Quinlan



SCHROCK AUCTION

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Seller: Schrock & Yoder Families

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REAL ESTATE

Tract 1 – 100 Acres m/l

100 acres m/l situated in Section 18, Township 46, Range 15 of Cooper County, MO. This farm is approximately 80% open while the remainder is covered in mature timber. Other features include a small pond and a small seasonal stream perfect for watering livestock. The majority of the farm is currently being grazed and there is approximately 15 acres previously row cropped. This is an excellent cattle farm or a perfect building site.

Tract 2 – House & 7.5 Acres m/l

Large 2 Story Holmes County style home situated on 7.5 acres m/l located in Section 18, Township 46, Range 15 of Cooper County, Missouri, commonly known as 4200 Clarksburg Rd, California, MO 65018. This 2500sq. ft. home was finished in 2014 and consists of 1 bedroom on the main level with an additional 4 bedrooms on the 2nd floor. Adding to the square footage of the home is a full basement. Other features of the property include a barn, workshop, and a pole barn currently housing a saw mill as well as other small outbuildings. This small acreage would be ideal for small farming and excellent country living.

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REAL ESTATE CONDITIONS: Please note the real estate will be sold at 11:00a.m. The seller is very motivated to sell, but reserves the right to accept the final bid.

REAL ESTATE TERMS: 10% down day of sale, balance due at closing in 30 days to be held at the office of Boonville Abstract & Title Co., Boonville, MO.

Personal Property

Team of Belgian Work Horses (16 & 17 Yrs. Old) – 4yo Saddle Bred (Green Broke to Ride & Drive) – Bottle Lamb (started on feed) – Jersey Heifer - Beagle Type Puppies(2) - 8' Dbl Disc – Soil Master Walking Plow – McCormick Manure Spreader – McCormick #7 6' Hay Mower – Plastic Layer - Moveable Skid House (16x28' with 9x29' Lean-to and 7' Front Porch) – Store House Shed (12x24' w/ 4 windows) - 2-Horse Trailer - Horse Tack – Tire Shrinker – Hay Rings(3) – Sprayer(parts) – Cattle Panels – Power Reseater for Frick Saw Mill - Sleigh – 2-Wheel Cart – Lime Spreader – Tree Stand Climbers – Lawn Mowers – JD Power Unit (179, 3cycle) – Honda Motor (4hp) - 700' Yellow Poplar – 500' Sassafras – Misc. Oak—Maytag Wringer Washer & Parts – Dressers – Wood Stove – Beds – Queen Mattress – Step Stool – Chairs – Brooms – Games – Puzzles – File Cabinet – Various Dishes - Various Other Household Items

Visit Website for a Complete Listing and Photos of Personal Property

AUCTION TERMS: Cash, valid check, Master Card/Visa (5% convenience fee) with proper ID. Not responsible for accident, theft or errors in advertising, statements made day of auction take precedence over ads and printed material. For additional info go to www.martinauctioncompany.com or call Cody at 660-888-3460.

Real Estate Terms

Procedure: Real Estate will be sold promptly at 11:00a.m..

Down Payment: The buyer will provide a 10% (non-refundable) down payment upon signing the contract for the sale of real estate immediately following the acceptance of the final bid. Acceptable forms of payment include personal/business check or cashier's check. The remaining balance will be due at closing in 30 days or less. Please note, successful bidding at the auction is not contingent on personal financing. Please have your finances in order prior to bidding on the property to ensure you are capable of paying the balance at closing.

Title: Seller shall convey a Warrantee Deed to the buyer for examination and pay for title insurance.

Taxes: Taxes for 2015 shall be prorated between the two parties as of the date of closing and the buyer will be responsible for all taxes thereafter.

Possession: Possession of the real estate shall be delivered to buyers at the time of closing.

Acreage: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial maps. Property is to be sold by the whole, not by acreage.

Closing: Closing will be conducted at the Boonville Abstract & Title Company, 402 Main St, Boonville, Missouri on or before July 27th, 2015 or at other set time and place in which both parties agree.

Disclaimer: The property is being sold "as is, where is." and no warranty, either expressed or implied, concerning the property is made by either the sellers or the auction company. Each bidder is responsible for conducting his/her own independent inspections or investigations concerning the property and the auction. Information contained in this packet is believed to be correct to the best of auctioneer's knowledge but is subject to inspection and verification by all parties relying on it. Diagrams in this packet are approximate. Acreage is estimated. All information contained in this packet and any related material are subject to the terms and conditions of sale outline in the contract for sale of real estate. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The sellers and the auction company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc.

STATEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS AND PRINTED MATERIAL.

Tract 1



100 Acres m/l



Tract 2



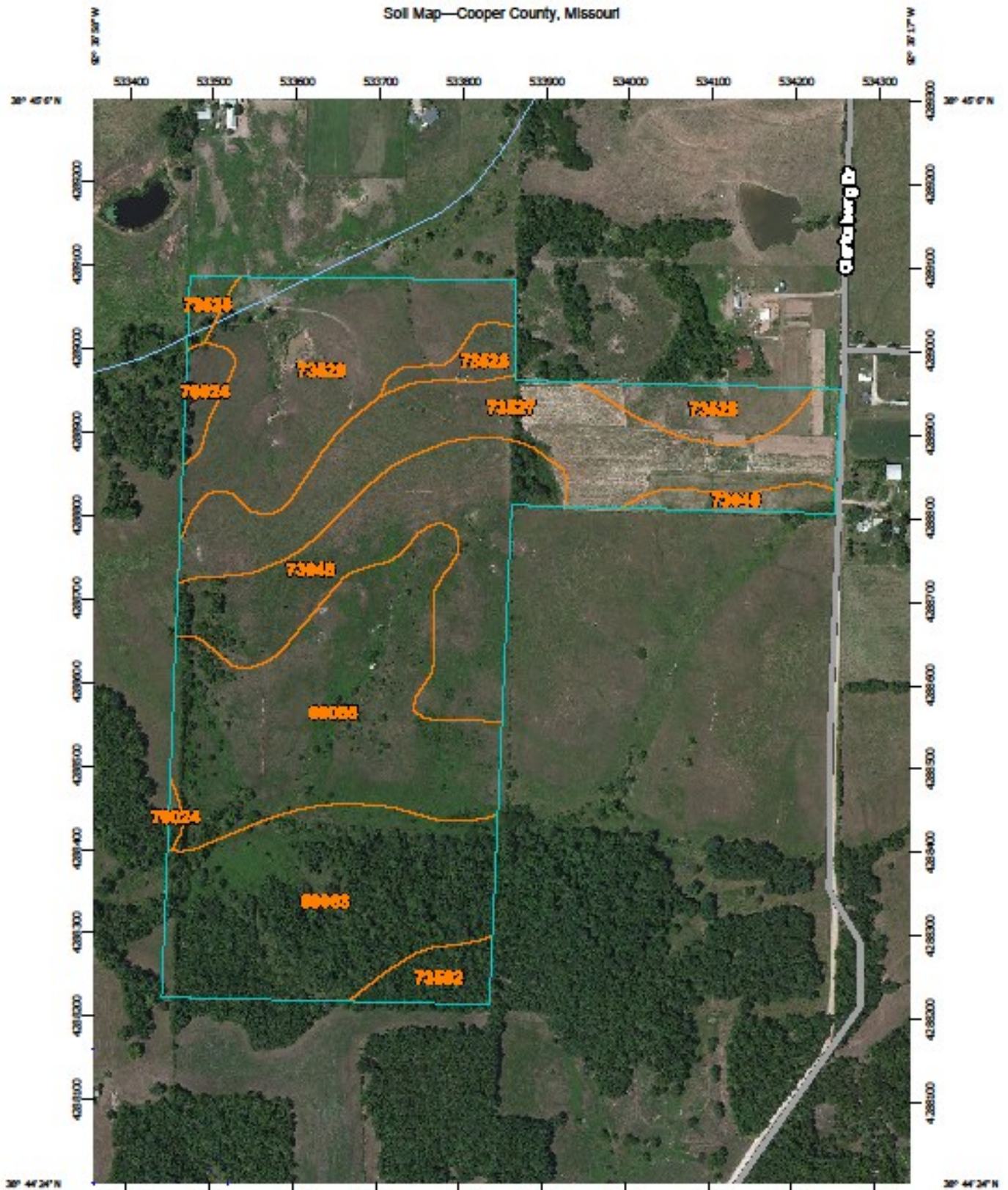
Tract 2

Tract 1

©2015 Google

Imagery Date: 11/4/2014 38°44'46.37" N

Soil Map—Cooper County, Missouri



Map Scale: 1:6,330 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ties: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/4/2015
Page 1 of 3

Cooper County, Missouri (MO053)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
60063	Bluelick silt loam, 15 to 25 percent Slopes, eroded	19.0	19.1%
60065	Bluelick silt loam, 8 to 15 percent Slopes, eroded	21.9	22.0%
70024	Goss very gravelly silt loam, 15 to 35 percent Slopes, very stony	1.5	1.6%
73046	Wrengart silt loam, 3 to 8 percent Slopes, eroded	17.1	17.2%
73527	Bunceton silt loam, 3 to 8 percent slopes	16.9	17.0%
73528	Bunceton silt loam, 3 to 8 percent slopes, eroded	5.5	5.6%
73529	Bunceton silt loam, 8 to 15 percent slopes, eroded	15.2	15.3%
73592	Wrengart silt loam, 3 to 8 percent Slopes	2.2	2.2%
Totals for Area of Interest		99.5	100.0%

CONTRACT FOR SALE OF REAL PROPERTY

THIS CONTRACT for the sale of real estate, made and entered into this _____ day of June, 2015, by and between _____, hereinafter referred to as "SELLER", and _____ and _____, (husband and wife or a single person), of _____, _____ County, Missouri, hereinafter referred to as "BUYERS".

WITNESSETH:

WHEREAS, SELLER has agreed to sell and BUYERS have agreed to purchase, upon the terms and conditions contained herein, the following described real estate situated in the County of Cooper, State of Missouri:

The Real Estate Described in Exhibit "A "Attached Hereto.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and the purchase price as hereafter specified, the parties do hereby agree as follows:

PRICE AND TIME OF PAYMENT

The price to be paid by the BUYERS to the SELLER for the above-described real property and improvements thereon, in accordance with the terms and conditions of this contract shall be the sum of _____

(\$ _____); to be paid by the BUYERS as follows:

There shall be earnest money (Non-Refundable) in the amount of Ten Percent of the Purchase Price, _____ (\$ _____), paid by BUYERS to SELLER at the time of the execution of this contract. Said earnest money shall be held and disbursed by the escrow agent, Boonville Abstract & Title Company, Boonville, Missouri, pursuant to the terms of this contract.

The balance of the purchase price as stated herein, that being the sum of _____ DOLLARS (\$ _____) shall be paid to SELLER by BUYERS in cash or certified funds at the time of closing.

INSURANCE/RISK OF LOSS

SELLER shall maintain and keep in force the present insurance coverage on the buildings and improvements located on the above described real estate. If between the date of this contract and the closing date there is any damage to any of the improvements located upon the above described real estate by fire, wind or other cause, the BUYERS shall accept the insurance payable for the same and shall close this transaction and pay the purchase price to SELLER as above set forth.

PROOF OF TITLE

SELLER shall, at his expense, present to BUYERS within Ten (10) days after the execution of this contract a commitment for title insurance for said real estate in the amount of the purchase price. Said commitment for title insurance shall show marketable title in SELLER and shall show all taxes, assessments, judgments, and mechanics liens, of record affecting the property, subject however to any exceptions, herein stated.

BUYERS agree to notify the SELLER in writing within ten (10) days after BUYERS receive said commitment for title insurance of any objections to said title which render it unmarketable under the applicable Title Examination Standards of the Missouri Bar. If any defects are found, the BUYERS shall specify their objections in writing and deliver the same to SELLER at the office of his agent, Martin Auction Company, within the previously noted ten days following the delivery of such commitment for title insurance to BUYERS.

The SELLER shall have a reasonable time thereafter to correct any such defects; provided, however, if any such defects cannot be corrected within a reasonable time, and if the same render title unmarketable in accordance with the applicable Title Examination Standards of the Missouri Bar, then and at the option of the BUYERS, this transaction shall be void and of no further force and effect and BUYERS earnest money deposit shall be returned to BUYERS.

WARRANTY DEED CONVEYANCE

The SELLER agrees to convey to the BUYERS, at closing, title to the described real property in fee simple absolute by a Warranty Deed and shall convey said real property free and clear of all deeds of trust, liens, and encumbrances whatsoever; subject however, to easements, restrictions, and reservations of record and property taxes for the current year. Except for the warranties of title provided for herein, the improvements located on said property shall be sold "as is" and SELLER makes no warranties whatsoever as to the condition or fitness of said improvements.

CLOSING

This transaction shall be closed at the office of Boonville Abstract & Title Company, Boonville, Missouri, on or before _____. If there are defects in the title to the property which require correction, then time of closing may be extended. At such closing, SELLER shall deliver to the BUYERS the Warranty Deed to the subject real property, and BUYERS shall then make full and final payment to the SELLER as specified above. Possession of the real estate shall be delivered to BUYERS at the time of closing. The 2015 real estate taxes shall be prorated between the parties as of the date of closing and in the event that the amount of said taxes for 2015 are not determinable then the proration shall be made on the basis of the taxes for 2014.

It is agreed that time is of the essence of this contract, and if SELLER has kept SELLER'S part of this contract by furnishing marketable title as herein provided, and if BUYERS fail to comply with the requirements of this contract within Ten (10) days thereafter, then the earnest money deposit shall be retained and paid over to the SELLER as liquidated damages, actual damages being difficult, if not impossible to ascertain, and this contract may or may not be thereafter operative at the option of SELLER.

PAYMENT OF TRANSACTION EXPENSES

Each party agrees that they have certain expenses for which they are responsible: SELLER shall be responsible to pay the agreed upon sales commission to Martin Auction Company for the auction sale of said property; for an owner's policy of title insurance for the property being transferred to the BUYERS; and one-half of any closing fees charged by the closing agent. BUYERS agree to pay for their mortgage policy of title insurance, and one-half of any closing fees charged by the closing agent. BUYERS agree to pay all fees in connection with its loan and any recording fees.

MODIFICATIONS

This contract represents the parties' entire agreement and may be modified only by written agreement between the parties.

BINDING EFFECT

The agreements, duties, covenants and obligations set forth herein shall extend to and inure to the benefit of, and be binding upon, the parties hereto, their successors, heirs, personal representatives, and assigns.

PARAGRAPH HEADINGS

The paragraph "headings" or "titles" used herein are for the convenience of the parties in identification for contract provision and are not to be considered as contract terms or conditions.

APPLICABLE LAW

This Contract for Sale of Real Property shall be construed in accordance with the laws of the State of Missouri.

LEAD BASED PAINT AND/OR LEAD PASED PAINT HAZARDS

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. SELLER of real property is required to provide the BUYERS with any information on lead-based hazards from risk assessments or inspections in the SELLER'S possession and notify the BUYERS of any known lead-based paint hazards.

SPECIAL AGREEMENTS:

SELLER'S Disclosure: SELLER has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. SELLER has no reports or records pertaining to lead-based paint hazards in the housing.

BUYERS Acknowledgement: (initial) BUYERS have received the pamphlet *Protect our Family from Lead in Your Home* _____.

IN WITNESS WHEREOF, the parties named above have executed this agreement in the day and year first above written.

SELLERS: _____

DATE: _____ **SS#** _____

SELLERS: _____

DATE: _____ **SS#** _____

ADDRESS: _____

PHONE#: _____

BUYERS: _____ **DATE:** _____ **SS#** _____

_____ **DATE:** _____ **SS#** _____

ADDRESS: _____

PHONE#: _____

RECEIPT OF EARNEST MONEY DEPOSIT

The undersigned, Boonville Abstract & Title Co., acknowledges receipt of the sum of _____, earnest monies from BUYERS to be held in escrow and held and disbursed according to the terms of this contract.

Mandy Wooldridge
Boonville Abstract & Title Co.