



# *Monroe County* **REAL ESTATE AUCTION**

**WEDNESDAY, APRIL 2, 2025 at 10 AM**

**AUCTION LOCATION: MADISON COMMUNITY CENTER,  
115 SOUTH MAIN ST. MADISON, MO 65263**

PROPERTY LOCATION: Tract 1 lays on the north side of Hwy 24, while tract 2 lies directly south of it on Hwy 24.  
Both tracts are approximately 2.5 miles west of Madison and 9.5 miles east of Moberly.

**235.8 SURVEYED ACRES OFFERED IN TWO TRACTS IN  
TWP 54N, 12 W, SEC. 9 & 16 IN MONROE COUNTY, MO**

*SELLER: THE COMMUNITY FOUNDATION OF  
WEST CENTRAL ILLINOIS AND NORTHEAST MISSOURI*

**Wheeler**   
AUCTIONS & REAL ESTATE  
23101 HWY. 24, PARIS, MO 65275 | 660-327-5890  
[WWW.WHEELERAUCTIONS.COM](http://WWW.WHEELERAUCTIONS.COM)

**For more information  
Chris Butcher  
309-255-0123  
[wheelerauctions.com](http://wheelerauctions.com)**

## ABOUT THE COMMUNITY FOUNDATION

The Community Foundation Serving West Central Illinois & Northeast Missouri is an endowment builder, community connector, and grant maker. Together with its donors, the Community Foundation improves the quality of life in the communities it serves by growing permanent charitable resources and fostering collaborative philanthropy.

Since its founding in 1997, the Community Foundation has distributed more than \$20 million in grants from 250 funds to advance arts and culture, community betterment, education, health, and human services. Its service area includes Adams, Brown, Hancock, and Pike Counties in Illinois and Clark, Lewis, Knox, Marion, Monroe, Shelby, Ralls, and Pike Counties in Missouri.

### **About the Delford M. and Portia K. Richter Agriculture Scholarship**

For those who have built a life around farming, their land represents more than a job or a place. It's a legacy, a source of pride, and a living symbol of their values. For Delford and Portia Richter, it also represents an opportunity to do good.

With a goal to support future farmers and share their dedication to community, Delford and Portia Richter gifted a 234-acre farm to the Community Foundation in December of 2024 to establish an endowed scholarship fund. The Delford M. and Portia K. Richter Agriculture Scholarship Fund ensures that students pursuing careers in agriculture have financial support to pursue their goals – and hopefully contribute their skills back to the community – for generations to come.

Farming wasn't just work for Delford, it was a sunrise-to-sunset pursuit and passion. Now, the Richters' values and legacy takes root in the next generation, cultivating dreams and sowing success for future farmers.





# **MONROE COUNTY REAL ESTATE AUCTION**

**WEDNESDAY, APRIL 2, 2025 AT 10 AM**

**AUCTION LOCATION: Madison Community Center,  
115 South Main Street, Madison, Mo 65263**

PROPERTY LOCATION: Tract 1 lays on the north side of Hwy 24, while tract 2 lies directly south of it on Hwy 24. Both tracts are approximately 2.5 miles west of Madison and 9.5 miles east of Moberly.

## **235.8 SURVEYED ACRES OFFERED IN TWO TRACTS IN TWP 54N, 12 W, SEC. 9 & 16 IN MONROE COUNTY, MO**

Tract 1 lies on the north side of Hwy 24 and is bordered on the west side by County Road 1137. County Road 1114 borders the property on the north side. This tract totals 151 acres, which 123.91 is productive cropland. The remaining acres are woodlands, which are very appealing to the sportsman or outdoor enthusiast. This tract is diversified as it is primarily productive cropland with recreational opportunities.

Tract 2 lies on the south side of Hwy 24 and east side of County Road 1033. The tract totals 84.8 acres, which 78.32 is productive cropland. The remaining acres consist of a grass waterway, two wooded fence lines and a very attractive pond on the north end of the property.

Both tracts lie extremely well with lots of long rows,  
perfect for modern farming practices.



# AUCTION TERMS AND CONDITIONS

**Procedure:** Property shall be sold subject to confirmation of final bid of individual tracts, combination of tracts or entire offering by seller or sellers at the conclusion of the bidding process.

**Down Payment:** 10% Down day of auction with the balance due at closing 30 days or less. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, be sure you have arranged financing, if needed, and are capable of paying the balance at closing.

**Title:** Title search, preparation and title insurance to be paid 50/50 by the Buyer and Seller.

**Possession:** The buyer will have full possession at the time of closing.

**Mineral Rights:** The sale shall include 100% of the mineral rights owned by the sellers.

**Easements:** Sale of the property is subject to any and all easements on record.

**Taxes:** The new buyer is to get all the 2025 farm income and pay all the 2025 property taxes.

**Survey & Acreage:** Acreage will be based upon new completed survey.

**Closing:** Anticipated closing date shall be on or before Friday, May 2, 2025 or on a date mutually agreed upon between the buyer(s) and the sellers conducted at the office of Monroe County Abstract, 229 N Main St, Paris, MO 65275, (660) 327-4109.

**Agency:** Wheeler Auctions & Real Estate and its representatives are Exclusive Agents for the sellers.

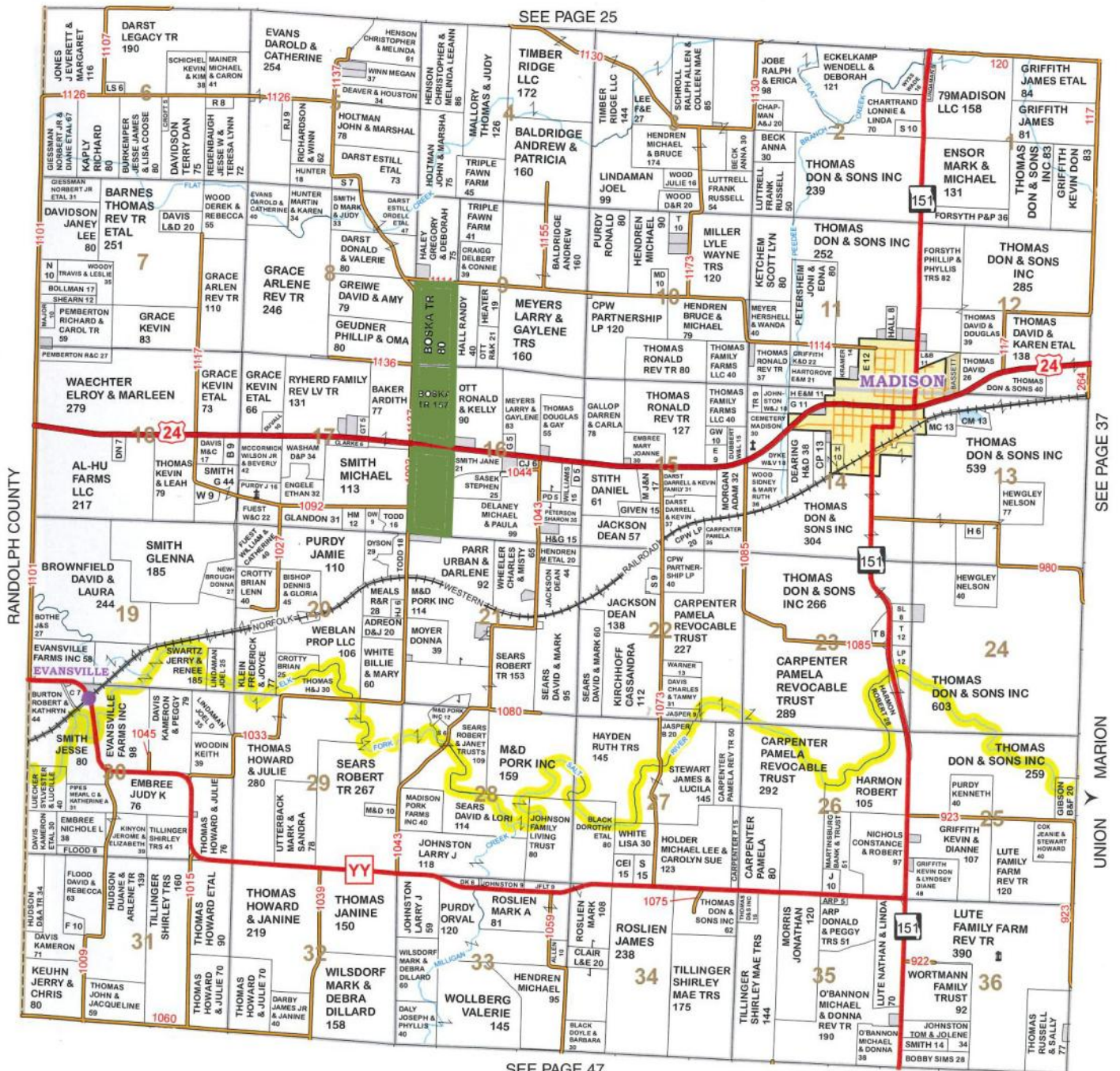
**Disclaimer:** The property is being sold on an "as is, where is" basis, and no warranty or representation, either express or implied, concerning the property is made by either the sellers or the auction company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. Acreage is estimated. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. 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.

**New Data, Corrections and Changes:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. **ALL ANNOUNCEMENTS AND INFORMATION GIVEN FROM THE AUCTION PODIUM SHALL TAKE PRECEDENCE OVER PREVIOUSLY PRINTED OR STATED ADVERTISEMENT.**





SEE PAGE 25

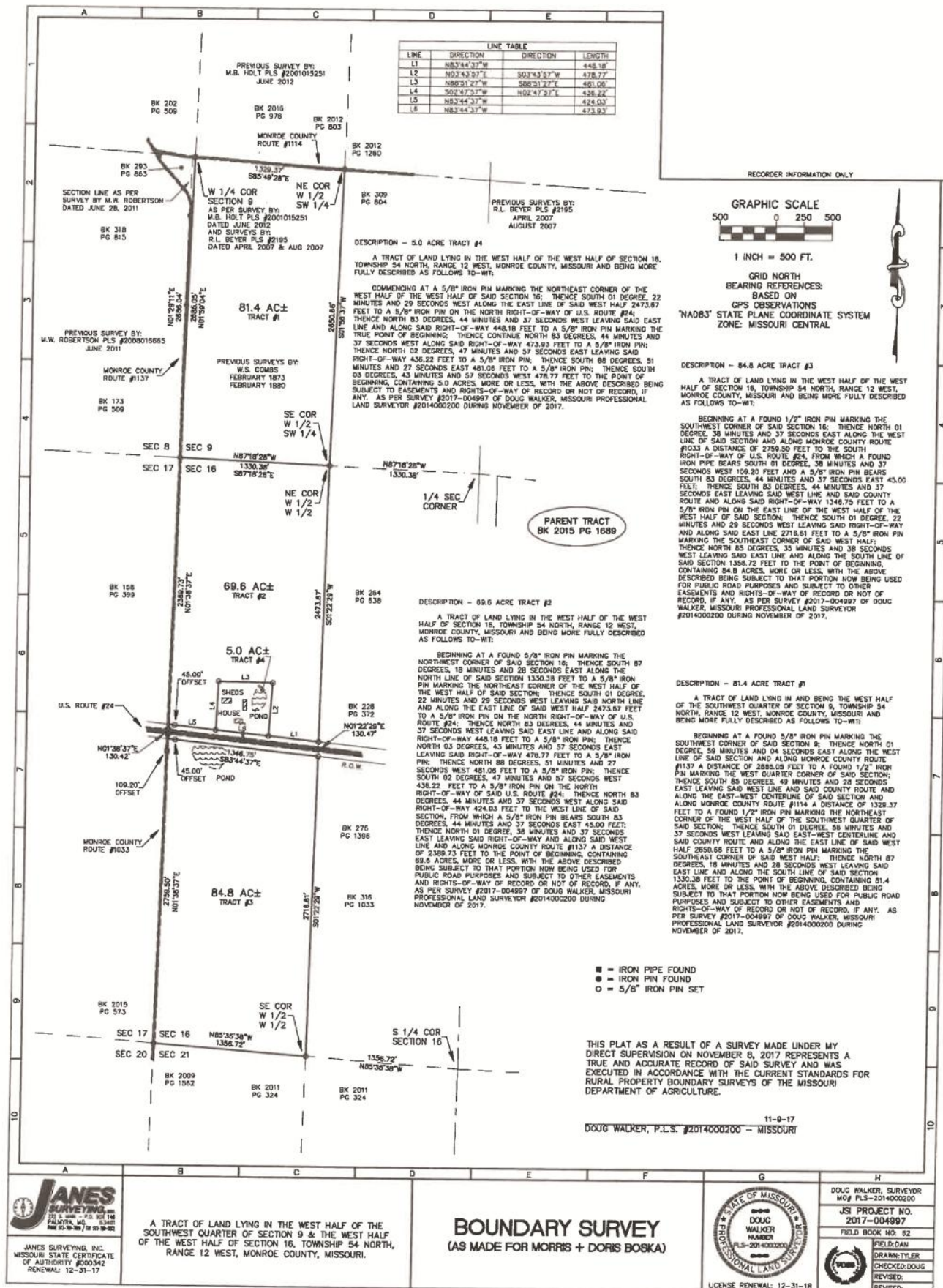


SEE PAGE 47

SEE PAGE 37

MARION  
UNION







# Aerial Map



**Wheeler**  
AUCTIONS & REAL ESTATE  
28101 Hwy 24 Phone: 660-327-3880  
Paris, MO 63975 Fax: 660-327-5380  
www.wheelerauctions.com

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 39° 28' 38.55, -92° 15' 40.15

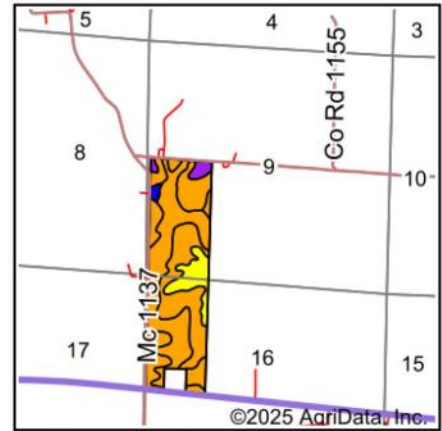
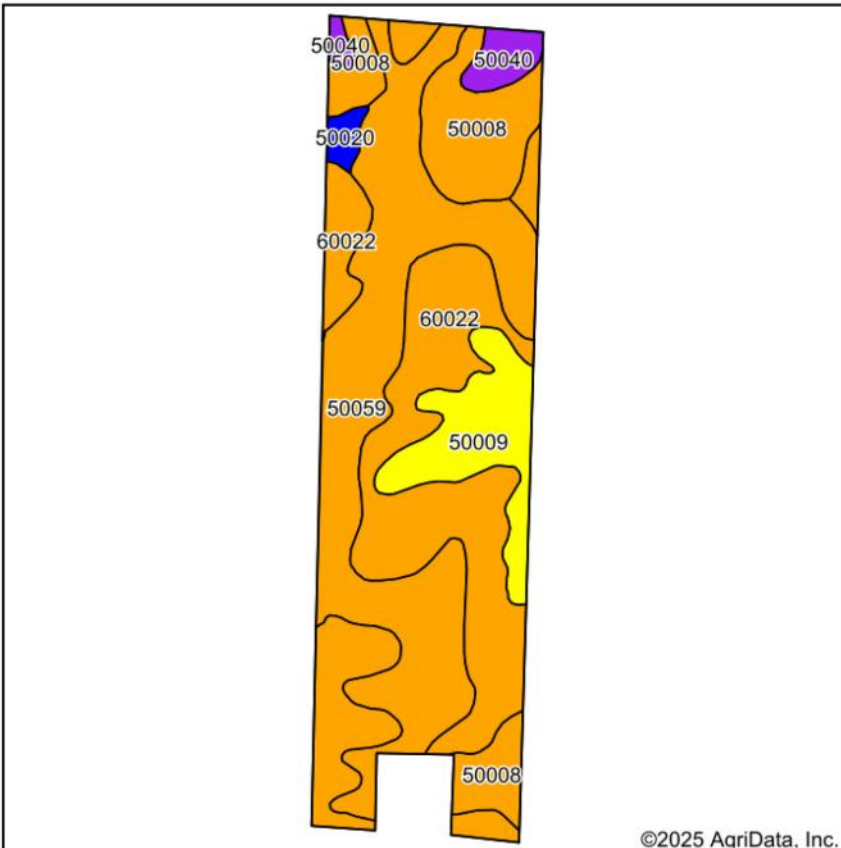
0ft 863ft 1726ft

**9-54N-12W**  
**Monroe County**  
**Missouri**



1/17/2025

# Soils Map



State: **Missouri**  
 County: **Monroe**  
 Location: **9-54N-12W**  
 Township: **Marion**  
 Acres: **151.66**  
 Date: **2/20/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO137, Soil Area Version: 26												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	56.16	37.1%		IIIe							53
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	52.65	34.7%		IIIe							51
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	22.03	14.5%		IIIe							47
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	14.93	9.8%		IVe							46
50040	Lindley loam, 14 to 20 percent slopes, eroded	4.25	2.8%		VIe							50
50020	Calwoods silt loam, 2 to 5 percent slopes	1.64	1.1%		IIe	5	7	6	7	6	7	58

Soils data provided by USDA and NRCS.





**All Measurements are  
For FSA Programs Only**

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Disclaimer:** Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

**Monroe Co. FSA**

C = CORN YELLOW GR NI  
 SB = SOYBEAN COM GR NI  
 WHT = WHEAT SRW GR NI  
 MILO = SORGHUM GRS GR NI  
 GZ = GRASS FESCUE TALL GRAZE NI  
 HY = GRASS FESCUE TALL FORAGE NI  
 LS = GRASS FESCUE TALL LS NI  
 \*Unless notated on Map

1 inch equals 641 feet

**Program Year: 2025**

Created: 10/11/2024

Flown: 2022-6-20

- clu
- crp
- plss

**Farm 6515  
Tract 13311**



MISSOURI  
MONROE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6515

Prepared : 2/18/25 2:55 PM CST

Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ROBERT SCHLABACH  
CRP Contract Number(s) : None  
Recon ID : 29-137-2020-46  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
231.91	202.23	202.23	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	202.23	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	105.74	0.00	53	
Corn	15.29	0.00	76	
Soybeans	19.06	0.00	20	
<b>TOTAL</b>	<b>140.09</b>	<b>0.00</b>		

NOTES

Tract Number : 13311

Description : S9 T54 R12  
FSA Physical Location : MISSOURI/MONROE  
ANSI Physical Location : MISSOURI/MONROE  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : DEL-RIO OF ILLINOIS INC  
Other Producers : None  
Recon ID : 29-137-2020-45

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.62	123.91	123.91	0.00	0.00	0.00	0.00	0.0



# Aerial Map



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**Wheeler**  
AUCTIONS & REAL ESTATE  
28101 Hwy 84  
Paris, MO 65275  
Phone: 660-322-8800  
Fax: 660-322-5380  
www.wheelerauctions.com

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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www.AgriDataInc.com

Boundary Center: 39° 27' 59.24, -92° 15' 41.68

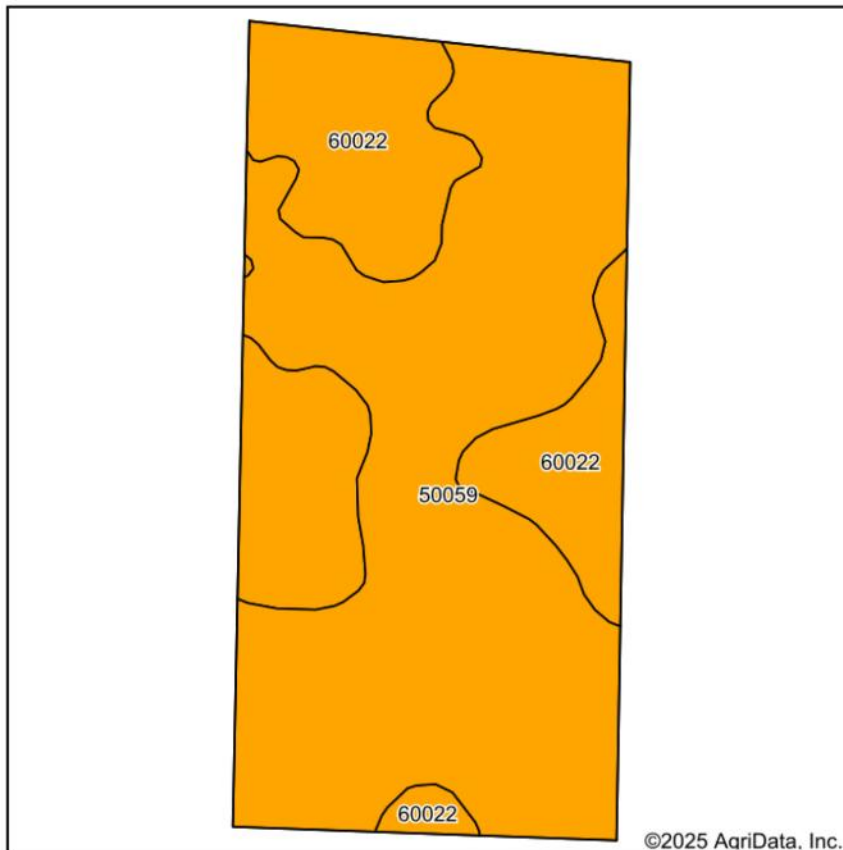
16-54N-12W  
Monroe County  
Missouri

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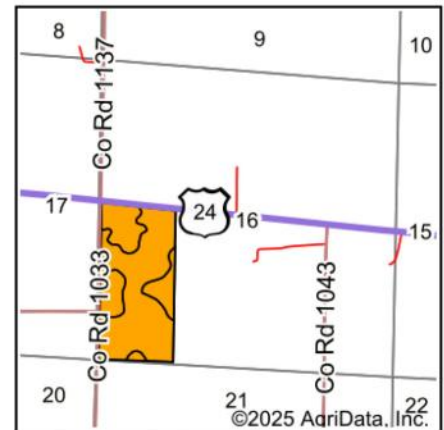


1/17/2025

# Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Monroe**  
 Location: **16-54N-12W**  
 Township: **Marion**  
 Acres: **84.68**  
 Date: **2/20/2025**



Maps Provided By:



Area Symbol: MO137, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	56.63	66.9%		IIIe	53
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	28.05	33.1%		IIIe	51
Weighted Average					3.00	*n 52.3

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**All Measurements are  
For FSA Programs Only**

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Disclaimer:** Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

**Monroe Co. FSA**

C = CORN YELLOW GR NI  
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 GZ = GRASS FESCUE TALL GRAZE NI  
 HY = GRASS FESCUE TALL FORAGE NI  
 LS = GRASS FESCUE TALL LS NI  
 \*Unless noted on Map

**1 inch equals 353 feet**

**Program Year: 2025**

Created: 10/11/2024

Flown: 2022-6-20

- clu
- crp
- plss

**Farm 6515  
Tract 13312**



MISSOURI  
MONROE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6515  
Prepared : 2/18/25 2:55 PM CST  
Crop Year : 2025

Tract 13311 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	123.91	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	64.64	0.00	53
Corn	9.35	0.00	76
Soybeans	11.65	0.00	20
<b>TOTAL</b>	<b>85.64</b>	<b>0.00</b>	

NOTES

Tract Number : 13312

Description : S9 T54 R12  
FSA Physical Location : MISSOURI/MONROE  
ANSI Physical Location : MISSOURI/MONROE  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : DEL-RIO OF ILLINOIS INC  
Other Producers : None  
Recon ID : 29-137-2020-45

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
84.29	78.32	78.32	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.32	0.00	0.00	0.00	0.00	0.00

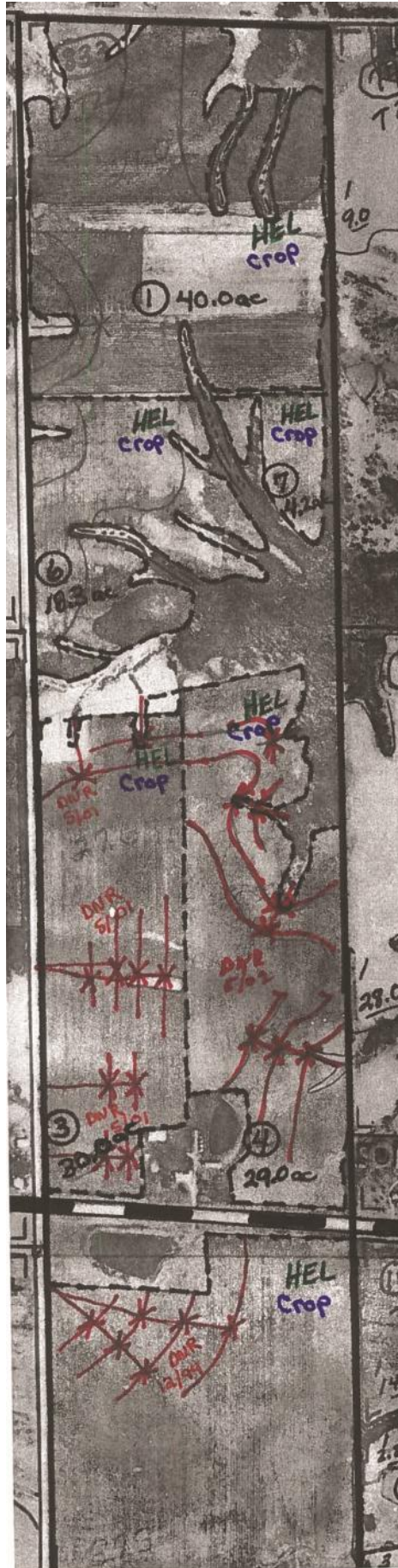
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	41.10	0.00	53
Corn	5.94	0.00	76
Soybeans	7.41	0.00	20
<b>TOTAL</b>	<b>54.45</b>	<b>0.00</b>	

NOTES



# TILE MAP



# AGREEMENT TO PURCHASE REAL ESTATE AT PUBLIC AUCTION

THIS AGREEMENT TO PURCHASE REAL ESTATE AT PUBLIC AUCTION (later called the "Agreement"), made and entered into as of this 2nd day of April, 2025 by and between

THE COMMUNITY FOUNDATION OF WEST CENTRAL ILLINOIS AND NORTHEAST MISSOURI

\_\_\_\_\_ (collectively later called the "Seller"), and  
\_\_\_\_\_ (later called the "Purchaser"), as the highest bidder on the property (as defined in Paragraph 1) at the public auction on this date (the "Auction"), is made subject to the following terms, covenants and conditions:

1. **PROPERTY:** Seller agrees to sell and Purchaser agrees to purchase tract(s) \_\_\_\_\_ sold as a total amount and/or tract(s) \_\_\_\_\_ sold on a per acre basis with approximately \_\_\_\_\_ total acres of real estate situated in Monroe County, MO. Purchaser hereby acknowledges and understands that the Property is being sold on an "as is where is" basis. Purchaser further acknowledge that this Agreement is not contingent upon financing and that failure to close this transaction on or before Friday, May 2, 2025 due to any delay caused by Purchaser shall constitute a forfeiture of the Earnest Money.

2. **PURCHASE PRICE:** Purchaser agrees to pay to the Seller the total sum of

\_\_\_\_\_  
(the "purchase price") subject to acreage determination by survey. Purchase price is figured from:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Upon execution of this agreement, the Purchaser will pay by check and not in cash

\_\_\_\_\_  
(which amount is equal to ten percent (10%) of the Purchase Price as Earnest Money made payable to and to be held in the escrow account of Monroe County Abstract as escrow agent, there under for delivery to the Seller at the time of closing or as otherwise provided for herein. The balance of the Purchase Price shall be paid by Purchaser to the Seller at closing in cash or form of payment acceptable to the Seller.

3. **TITLE:** Seller shall furnish Purchaser with an Owners Title Insurance Commitment (Title Commitment), issued by Monroe County Abstract. Title insurance premium policy is to be split 50/50 between the buyer(s) and seller. The Title Commitment shall commit the subject title company to issue Purchaser its standard owner's policy in the amount of the purchase price, showing title to the Property in the name of the Seller.

In the event that the Seller is unable to convey the Property in accordance with the terms of this agreement, Purchaser shall elect to either (a) take the Property encumbered with the objectionable exceptions to the title and waive any and all objections thereto without abatement of the Purchase Price, or (b) receive a refund of the Earnest Money, and upon such refund being made, this Agreement shall terminate and be of no further force and effect.



4. **SURVEY:** If survey is necessary, survey shall be provided at Seller's expense a new survey reflecting the legal description, acreage and boundary lines for any Tract of the Property where there is no existing legal description or where new boundaries are created by the divisions of Tracts at the Auction. Any need for a survey shall be determined at the sole discretion of the Seller. If a new survey is determined to be necessary by the Seller, the Purchase Price shall be adjusted to reflect any difference between the bid acreage and the surveyed acreage. Purchaser will then have a revised Purchase Price calculated by Multiplying the surveyed acreage by the actual Purchase Price per Acre indicated in Paragraph 2.

5. **CLOSING AND POSSESSION:** The "Closing" shall take place on or before Friday, May 2, 2025 at the office of Monroe County Abstract Co. and at a time designated by the Seller and agreed upon by Purchaser. Concurrently with the Closing, Purchaser shall pay to the Seller the Purchase Price, less the Earnest Money as provided for herein. Upon full receipt of the entire Purchase Price by Seller, Seller shall deliver to Purchaser special warranty deeds from each selling entity conveying title in the property to the Purchaser. Purchaser shall pay the charge for recording the Deed. Seller and Purchaser agree to execute any real estate transfer declarations required by the state, county or municipality in which the Property is located. The Seller and Purchaser agree to provide and to execute such further documents as may be necessary or customary to close this Agreement (e.g., Seller Affidavit; FITPA Affidavit; Organizational documents and closing statement) Closing fees to be split equally.

6. **CASUALTY:** Seller will keep the Property and Improvements insured until closing. If the improvements on the property are substantially damaged or destroyed by fire or other casualty prior to closing, then Buyer will have the option of accepting all of the insurance proceeds and proceeding to close this Agreement, or terminating this Agreement. If this Agreement is terminated due to this paragraph then the earnest money will be returned to the Buyer.

7. **WARRANTIES:** Purchaser acknowledges that Purchaser has been given an opportunity for a full inspection of the property and related information and further acknowledges with respect to this agreement that Purchaser is satisfied in all respects with the condition of the Property and all matters pertaining thereto. Purchaser accepts the Property "as is" and in its present condition with Purchaser assuming risk thereof. Purchaser understands that Seller makes no warranty or representation of any kind, either implied or expressed or arising by particular purpose of the Property or any portion thereof, and in no event shall Seller be liable for consequential damages. Purchaser acknowledges that Seller has not agreed to perform any work on or about the Property as a condition of Purchaser's purchase of it.

8. **MINERAL RIGHTS:** One hundred percent (100%) of the mineral rights owned by Seller with respect to the Property, if any, shall be conveyed to Purchaser at Closing.

9. **REAL ESTATE TAXES AND ASSESSMENTS:** The new buyer is to get all the 2025 farm income and pay all the 2025 property taxes.

10. **DEFAULT:** If Purchaser fails to perform any obligation imposed by this Agreement, Seller may serve written notice of default upon Purchaser and if such default is not corrected within ten (10) days thereafter, then, at the option of the Seller, this Agreement shall terminate and the Seller shall be entitled to retain the Earnest Money paid hereunder as liquidated damages. The foregoing remedy in the event of default is not intended to be the exclusive remedy of Seller, and Seller shall have the right to seek any other remedies available at law or equity, including but not limited to specific performance. Default by Purchaser shall entitle Seller to court costs and reasonable attorney's fees incurred in enforcing the provision of this Agreement.

In the event of failure of Seller to perform the obligations imposed by this Agreement, Purchaser's sole remedy hereunder is to terminate this Agreement and receive a refund of the Earnest Money upon similar notice served upon Seller and similar expiration time period.

The Escrow Agent, upon receiving an affidavit from the non-defaulting party stating that this Agreement has been terminated as provided herein, shall be entitled to rely upon such affidavit and shall deliver the earnest money to the non-defaulting party.

**11. ENVIRONMENTAL:** The Purchaser acknowledges that the Seller has not made and hereby disclaims any and all representations and warranties, either express or implied, regarding the environmental condition of the Property. The Purchaser shall rely upon its own independent investigation, inspection, inquiry, analysis, and due diligence to evacuate and ascertain the environmental condition of the Property. The Purchaser has been advised that the Property is being sold "as is, where is" and that Seller is not representing or warranting that the condition of the Property is in accordance or compliance with any past, present, or future federal, state or local environmental laws, regulations, requirements, or standards.

As a matter of corporate policy, Seller makes it a practice to expressly advise any purchaser that the improvements on the Property include materials, which may contain asbestos, and encourages Purchaser to investigate specifically whether asbestos containing materials exist on the Property.

**12. PROVISIONS RELATING SPECIALLY TO SELLER/TRUST/ TRUSTEES/ EXECUTOR AND THEIR RESPECTIVE SPECIAL CIRCUMSTANCES:** Trustee/Executor Disclaimer. Each fiduciary comprising Seller executes this instrument only in its representative capacity and shall not be bound or obligated hereunder except in such capacity. Purchaser acknowledges and agrees that this Agreement is made by such fiduciaries solely in their fiduciary capacity as described in the signatures affixed hereto, and that such fiduciaries shall not be liable for any breach or any failure to perform any obligation under this Agreement except from assets held in the fiduciary capacity described.

**13. PROVISIONS RELATING TO THE AUCTION COMPANY/ AUCTIONEER/BROKERS/FINDERS/ AGENTS:**

**(a)** This Agreement is solely between Seller and Purchaser. Wheeler Auctions & Real Estate, L.L.C. (the "Auction Company") and its licensed auctioneers are employed by the Seller. The Auction Company and its auctioneers shall not be liable for any patent or latent defects or deficiencies existing in the Property, improvements or other appurtenant structures thereon, nor for any information provided to the Purchaser. The Purchaser acknowledges that it has conducted its own independent investigations, inspections, inquiries and due diligence concerning the Property.

**(b)** Commission. Notwithstanding any other provisions of this Agreement, the right to commission, if any, payable to any agent representing either party to this Agreement shall not vest until the transaction is closed, and shall be payable only out of proceeds of closing and said agent shall have equal right to any portion of Earnest Money forfeitures.



**14. IRS 1031 TAX EXCHANGE DECLARATION (Optional):**

It is agreed between the purchaser(s) and seller(s) that a material part of the consideration to the Purchasers for purchasing is that the Purchaser has the option to qualify this transaction as part of a tax-deferred exchange under Section 1031 of the Internal Revenue Code of 1986 as amended. Sellers agree that Purchaser may assign this Agreement to an exchange intermediary of Purchasers choice. Purchaser agrees that any and all additional expense, if any, shall be borne by Purchaser and Sellers agree to fully cooperate to complete the exchange.

Seller hereunder desires to exchange, for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended and the Regulations promulgated there under, fee title in the property which is the subject of this Contract. Seller expressly reserves the right to assign its rights, but not its obligations, hereunder to a Qualified Intermediary as provided in IRC Reg. 1.1031(k)-1(g)(4) on or before the closing date.

**15. MISCELLANEOUS:**

**(a) Jurisdiction.** This agreement shall be construed in accordance with the laws of the State of Missouri. Any provision of this Agreement which is unenforceable or invalid, or the inclusion of which would affect the validity, legality, or enforcement of this Agreement shall be of no effect, but all the remaining provisions of the Agreement shall remain in full force and effect.

**(b) Entire Agreement.** This Agreement contains the entire agreement of the parties and no representations, warranties or agreements have been made by either of the parties except as set forth in this Agreement.

**(c) Heirs, Successors and Assigns.** This Agreement shall ensure to the benefit of and shall be binding upon the Seller and Purchaser and their respective heirs, successors, and permitted assigns, provided, however, that Purchaser may not assign its rights or obligations hereunder without the prior written consent of the Seller.

**(d) Time is Of the Essence.** The time for performance of the obligations of this Agreement is of the essence.

**(e) Notice.** All notices shall be in writing and shall be deemed to have been properly delivered as of the time of delivery if personally delivered or as of the time deposited in the mail systems if sent by United States certified mail, return receipt requested, and postage prepaid.

**16. FSA/NRCS:** Seller is obligated to maintain (if any) the current FSA Program and Basis on the above listed real estate. Buyer agrees to the division of FSA Program data as a percent of cropland acres per tract. Buyer assumes the responsibility of any and all FSA or NRCS Programs currently in place. Buyer will be required to maintain and comply with FSA regulations of the CRP contract.

**17. Tenant Rights:** There are no existing or future farm tenancies or hunting leases on the property.

**18. SPECIAL AGREEMENTS (if any):**

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**IN WITNESS WHEREOF,** the parties have executed this Agreement in three counterparts, each of which shall be deemed an original instrument, as of the day, month and year first above written.

**SELLER:**

\_\_\_\_\_  
\_\_\_\_\_  
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**Address**\_\_\_\_\_

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**City, State, Zip** \_\_\_\_\_

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**Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

**Date** \_\_\_\_\_

**PURCHASER:**

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**Address**\_\_\_\_\_

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**City, State, Zip** \_\_\_\_\_

\_\_\_\_\_

**Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

**Date** \_\_\_\_\_

**Lender Contact** \_\_\_\_\_

\_\_\_\_\_

**TITLE COMPANY INFORMATION:**

**Name: Monroe County Abstract**

**Address: 229 N Main St, Paris, MO 65275**

**Phone: (660) 327-4109**