

# LAND AUCTION

224 ACRES OFFERED IN 2 TRACTS  
DOUGLAS R. YEGGE TRUST, MONROE CO., MO

FEB. 8, 2022 AT 10:00 A.M.  
MADISON COMMUNITY CENTER

#15980 115 S. MAIN ST., MADISON, MO 65263



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

[www.Yeggemcneilland.com](http://www.Yeggemcneilland.com)

[www.Peoplescompany.com](http://www.Peoplescompany.com)

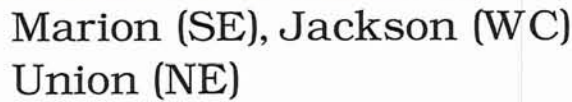
**Wheeler**   
AUCTIONS & REAL ESTATE

23101 HWY. 24, PARIS, MO 65275 | 660-327-5890  
[WWW.WHEELERAUCTIONS.COM](http://WWW.WHEELERAUCTIONS.COM)

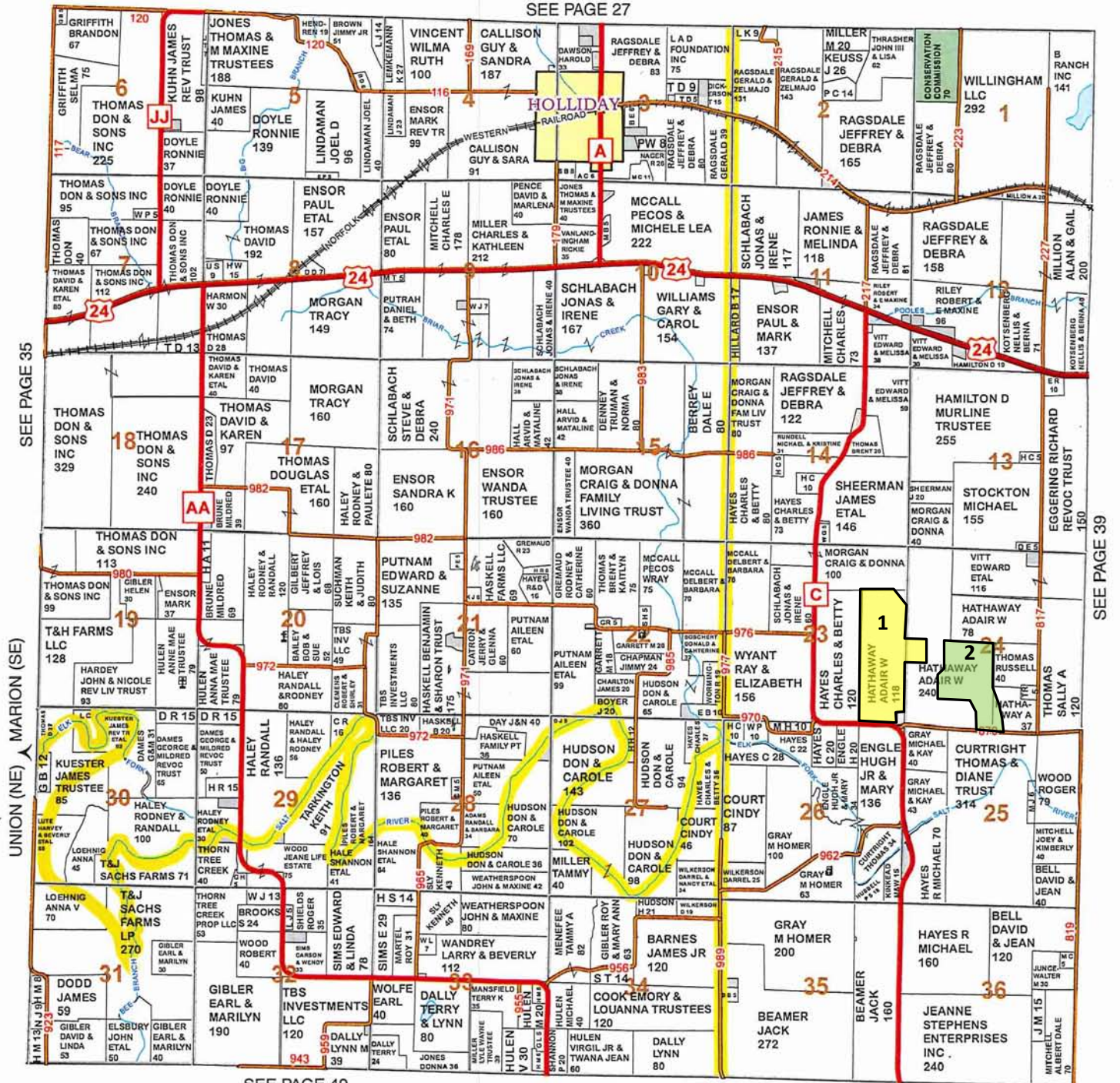
<b>Chas Wheeler</b> Owner/Auctioneer	<b>Charlie Nordwald</b> 636-795-4552	<b>Mike Williams</b> 816-797-5450	<b>Kirby Fecht</b> 217-248-2906	<b>Brett Sayre</b> 573-881-1876
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**Charlie Nordwald 636-795-4552**





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UNION (NE)      JACKSON (WC)

# Wheeler

AUCTIONS & REAL ESTATE

23101 HWY. 24, PARIS, MO 65275 | 660-327-5890  
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Chas Wheeler Charlie Nordwald Mike Williams Kirby Focht Brett Sayre  
Owner/Auctioneer 636-795-4552 816-797-5450 217-248-2906 573-881-1876

## LEGAL DESCRIPTION:

131 Acres MOL being part of the East 1/2 of the Southeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, Section 23, Township 54 North, Range 11 West of the 5th P.M., Monroe Co., MO. Exact legal description to come from survey.

## COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 131 acres MOL with 82.41 est. tillable acres. The farm is considered Certified Organic. The primary soil types include Mexico silt loam, Armstrong loam Leonard silt loam and Putnam silt loam. The farm is located just Southwest of Paris along Hwy. C in Sections 23 and 24 of Jackson Township, Monroe County, Missouri. Not often does a farm of this caliber and magnitude come to the open market.

## TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge  
Cell: 563.320.9900  
Office: 563.659.8185  
Doug@PeoplesCompany.com

[www.Yeggemcneilland.com](http://www.Yeggemcneilland.com)

[www.PeoplesCompany.com](http://www.PeoplesCompany.com)

## LEASE/FSA INFORMATION:

The farm is leased for the 2022 crop year, to Hayes at \$200 per FSA crop acre. First half of the rent is paid March 1, the second half of the rent paid Dec. 1st.

## SALE METHOD:

The farmland will be sold as two individual tracts.

There will be the option of Live.

# TRACT #1

Yegge Inc. 401(K), Tract 1 - 131 Acres MOL,  
Monroe Co., MO

TOTAL ACRES:	131 Acres MOL
TERMS:	10% earnest money day of the auction. Closing on or about March 10, 2022
Price Per Acre:	
Owner:	Yegge Inc. 401(K)
Operator:	Hayes
County & State:	Monroe Co., MO
Location:	8 miles SW of Paris, MO
Possession Date:	At closing, subject to existing lease
Drainage Info:	Tilled terrace with waterways
Average Productivity:	N/A
Taxable Acres:	131 est.
Net RE Taxes:	\$353.70 est.
Taxes Payable In:	2020-2021
Topography:	Gently Rolling

## F.S.A. INFORMATION:

Farmland:	131
Crop Acres:	82.4 est.
CRP Acres:	N/A
Wheat Base:	6.8 est.
Wheat Yield:	44
Corn Base:	14.7 est.
Corn Yield:	88
Soybean Base:	.5 est.
Soybean Yield:	36

## APPROXIMATE BREAKDOWN OF ACRES:

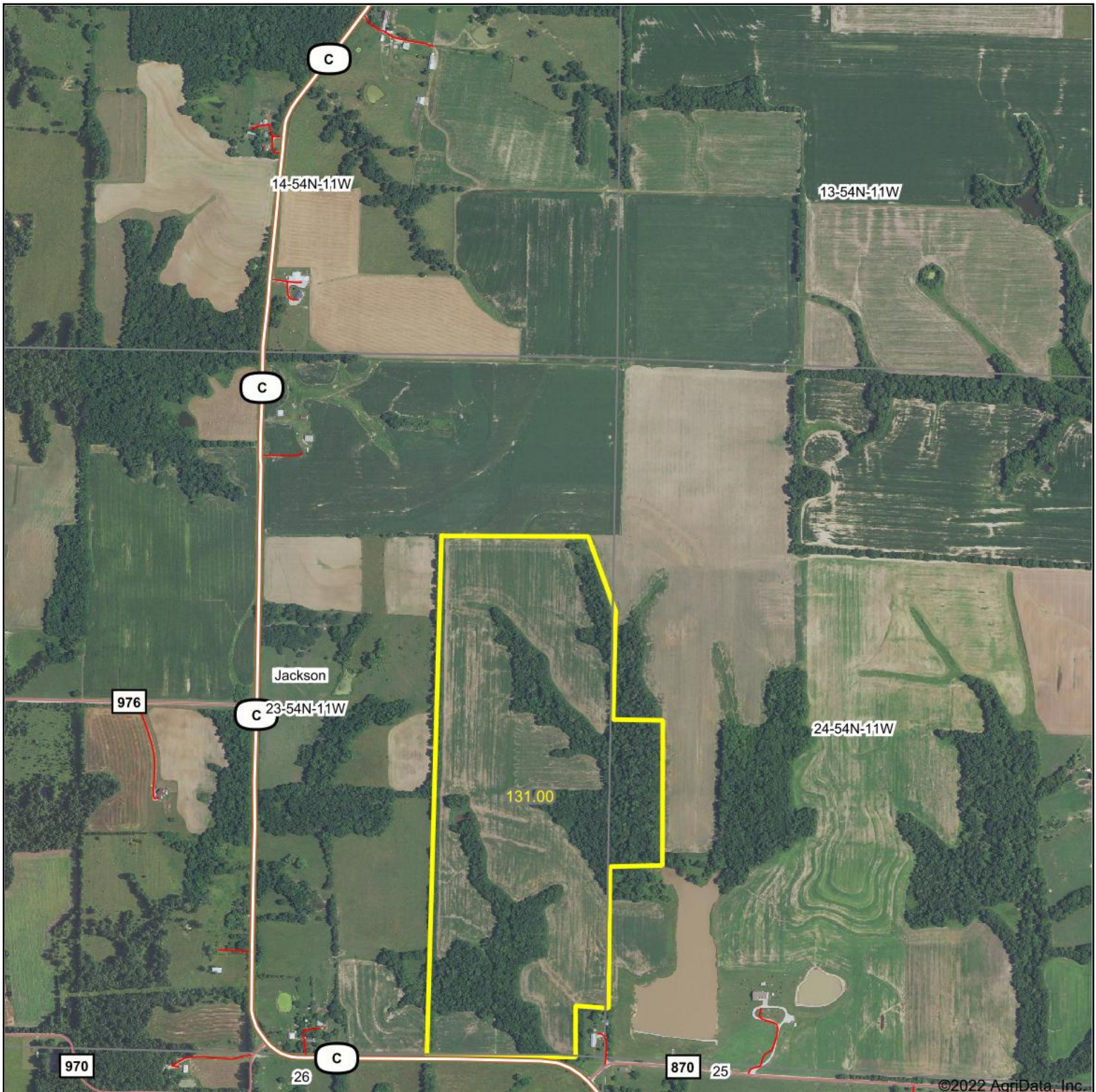
Total Acres:	131
Tillable Acres:	82.4 est.
CRP Acres:	
Farmstead:	
Roads:	.6
Waterways:	
Timber:	48
Pasture:	

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742



# Aerial Map



**Wheeler**  
AUCTIONS & REAL ESTATE  
23101 Hwy 24 Phone: 660-327-3890  
Paris, MO 65275 Fax: 660-327-5380  
[www.wheelerauctions.com](http://www.wheelerauctions.com)

Maps Provided By:  
 **surety**  
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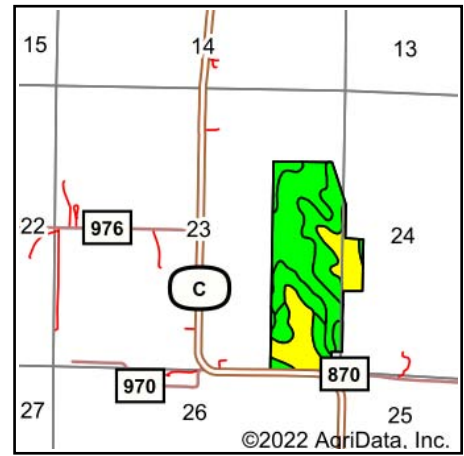
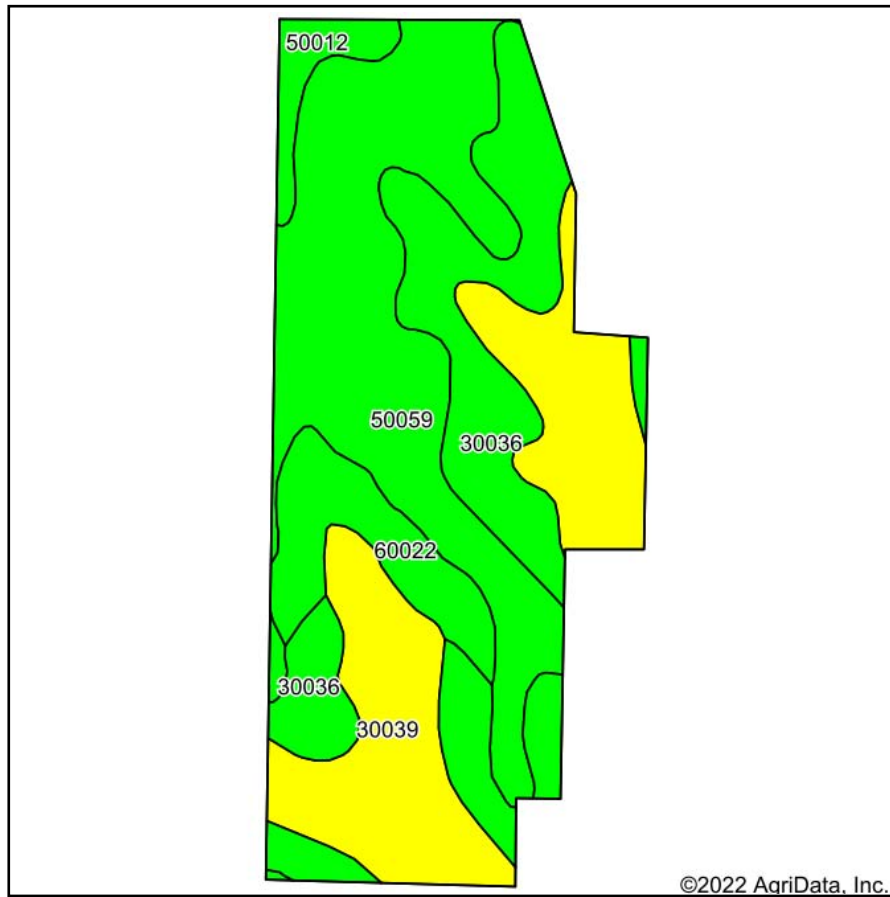
Map Center: 39° 27' 14.73, -92° 5' 55.44

0ft 1192ft 2383ft

**23-54N-11W**  
**Monroe County**  
**Missouri**



# Soils Map



State: **Missouri**  
 County: **Monroe**  
 Location: **23-54N-11W**  
 Township: **Jackson**  
 Acres: **131**  
 Date: **1/12/2022**



Maps Provided By:



Area Symbol: MO137, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	44.81	34.2%		IIIe	72	54
30036	Armstrong loam, 5 to 9 percent slopes	35.86	27.4%		IIIe	52	53
30039	Armstrong loam, 9 to 14 percent slopes, eroded	35.34	27.0%		IVe	65	46
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	10.95	8.4%		IIIe	63	52
50012	Putnam silt loam, 0 to 1 percent slopes	4.04	3.1%		IIIw	63	53
<b>Weighted Average</b>					<b>3.27</b>	<b>*n 63.6</b>	<b>*n 51.4</b>

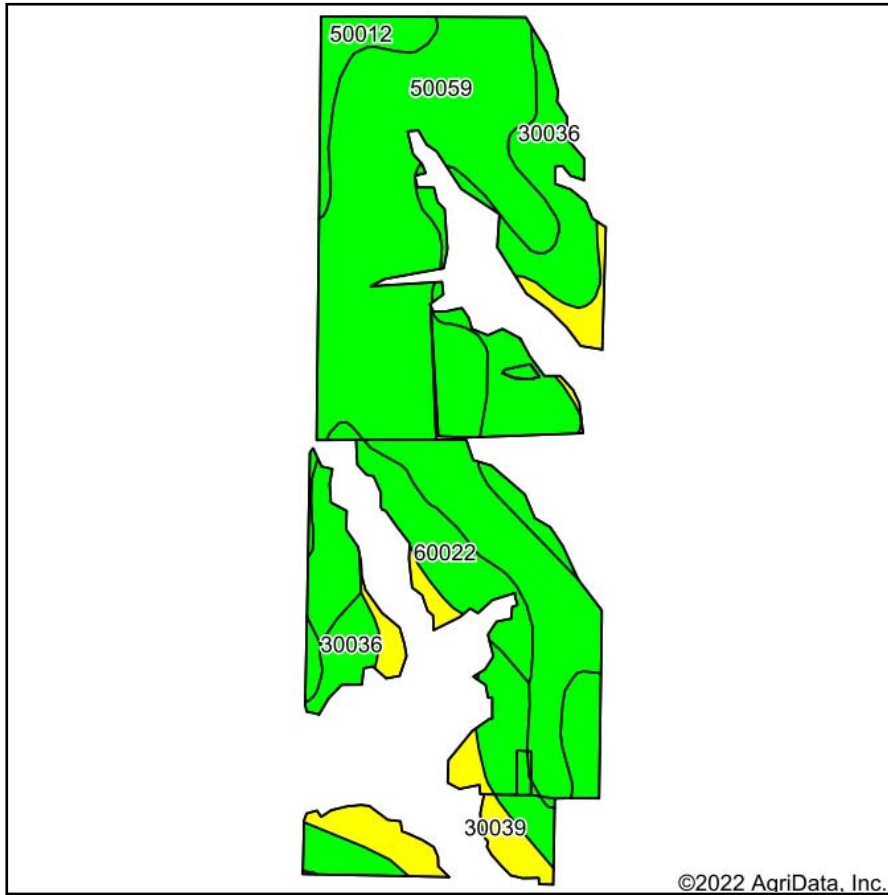
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

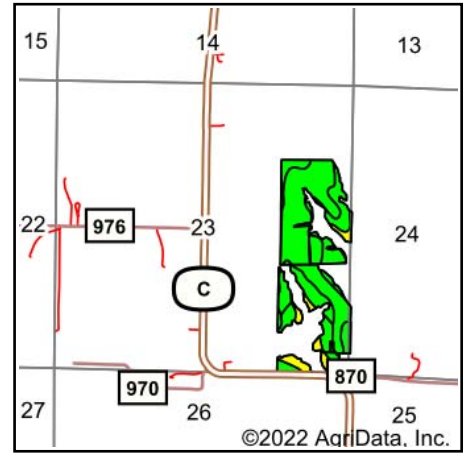
Soils data provided by USDA and NRCS.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Monroe**  
 Location: **23-54N-11W**  
 Township: **Jackson**  
 Acres: **82.4**  
 Date: **1/13/2022**



Maps Provided By:



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Area Symbol: MO137, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	42.38	51.4%		IIIe	72	54
30036	Armstrong loam, 5 to 9 percent slopes	21.11	25.6%		IIIe	52	53
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	8.54	10.4%		IIIe	63	52
30039	Armstrong loam, 9 to 14 percent slopes, eroded	7.41	9.0%		IVe	65	46
50012	Putnam silt loam, 0 to 1 percent slopes	2.96	3.6%		IIIw	63	53
Weighted Average					3.09	*n 65	*n 52.8

\*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.

S-23-T54N-R11W

S-24-T54N-R11W

S-26-T54N-R11W

S-25-T54N-R11W

3  
78.71  
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14  
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8  
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**All Measurements are  
For FSA Programs Only**

**Monroe Co. FSA**

**1:5,880**

**Program Year: 2022**

Created: 11/19/2021

Flown: 2018-10-18

**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.

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

clu

crp

plss

**Farm 6407  
Tract 13208**







All Measurements are  
For FSA Programs Only

Monroe Co. FSA

1:5,880

Program Year: 2021

Created: 11/18/2020

Flown: 2018-10-18

clu  
crp  
plss

Farm 6407  
Tract 13208

#### 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.

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



Missouri

Monroe

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 6407**

Prepared: 4/30/21 10:39 AM

Crop Year: 2021

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	0.99	36	0.00
Total Base Acres:	40.86		

Owners: DOUGLAS R YEGGE TRUST

Other Producers: None

Tract Number: 13208 Description S23, 24 T54 R11

FSA Physical Location : Monroe, MO

ANSI Physical Location: Monroe, MO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Tract does not contain a wetland

2019 - 56

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
140.82	92.27	92.27	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	92.27	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.61	44	0.00
CORN	16.52	88	0.00
SOYBEANS	0.6	36	0.00
Total Base Acres:	24.73		

Owners: YEGGE INC

Other Producers: None

401  
K

CAB A, PG 449			
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99	S 01°28'50" W	218.0	
100	S 01°28'50" W	218.0	





# Wheeler

AUCTIONS & REAL ESTATE

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WWW.WHEELERAUCTIONS.COM

Chas Wheeler Charlie Nordwald Mike Williams Kirby Fecht Brett Sayre  
Owner/Auctioneer 636-795-4552 816-797-5450 217-248-2906 573-881-1876

## LEGAL DESCRIPTION:

93.1 Surveyed Acres being part of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 54 North, Range 11 West of the 5th P.M., Monroe Co., MO.  
Exact legal description to come from survey.

## COMMENTS & BUILDING INFORMATION:

Tract 2: 93.1 surveyed acres with 82.01 FSA cropland acres. Of the 82 acres being farmed the primary soil types of Armstrong clay loam and Mexico silty clay loam. Not often does a farm of this caliber and magnitude come to the open market.

## TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge  
Cell: 563.320.9900  
Office: 563.659.8185  
Doug@PeoplesCompany.com  
[www.Yeggemcneilland.com](http://www.Yeggemcneilland.com)  
[www.PeoplesCompany.com](http://www.PeoplesCompany.com)

## LEASE/FSA INFORMATION:

The farm is leased for the 2022 crop year, to Hayes at \$200 per FSA crop acre. First half of the rent is paid March 1, the second half of the rent paid Dec. 1st.

## SALE METHOD:

The farmland will be sold as two individual tracts.

There will be the option of Live.

# TRACT #2

Douglas R. Yegge Trust, Tract 2 - 93.1 Surveyed Acres,  
Monroe Co., MO

TOTAL ACRES:	93.1 Surveyed Acres
TERMS:	10% earnest money day of the auction. Closing on or about March 10, 2022
Price Per Acre:	
Owner:	Douglas R. Yegge Trust
Operator:	Hayes
County & State:	Monroe Co., MO
Location:	8 miles SW of Paris, MO
Possession Date:	At closing, subject to existing lease
Drainage Info:	Tilled terrace with waterways
Average Productivity:	N/A
Taxable Acres:	93.1
Net RE Taxes:	\$277.11
Taxes Payable In:	2020-2021
Topography:	Gently Rolling

## F.S.A. INFORMATION:

Farmland:	94.5
Crop Acres:	82.01
CRP Acres:	N/A
Wheat Base:	6.77
Wheat Yield:	44
Corn Base:	14.69
Corn Yield:	88
Soybean Base:	.53
Soybean Yield:	36

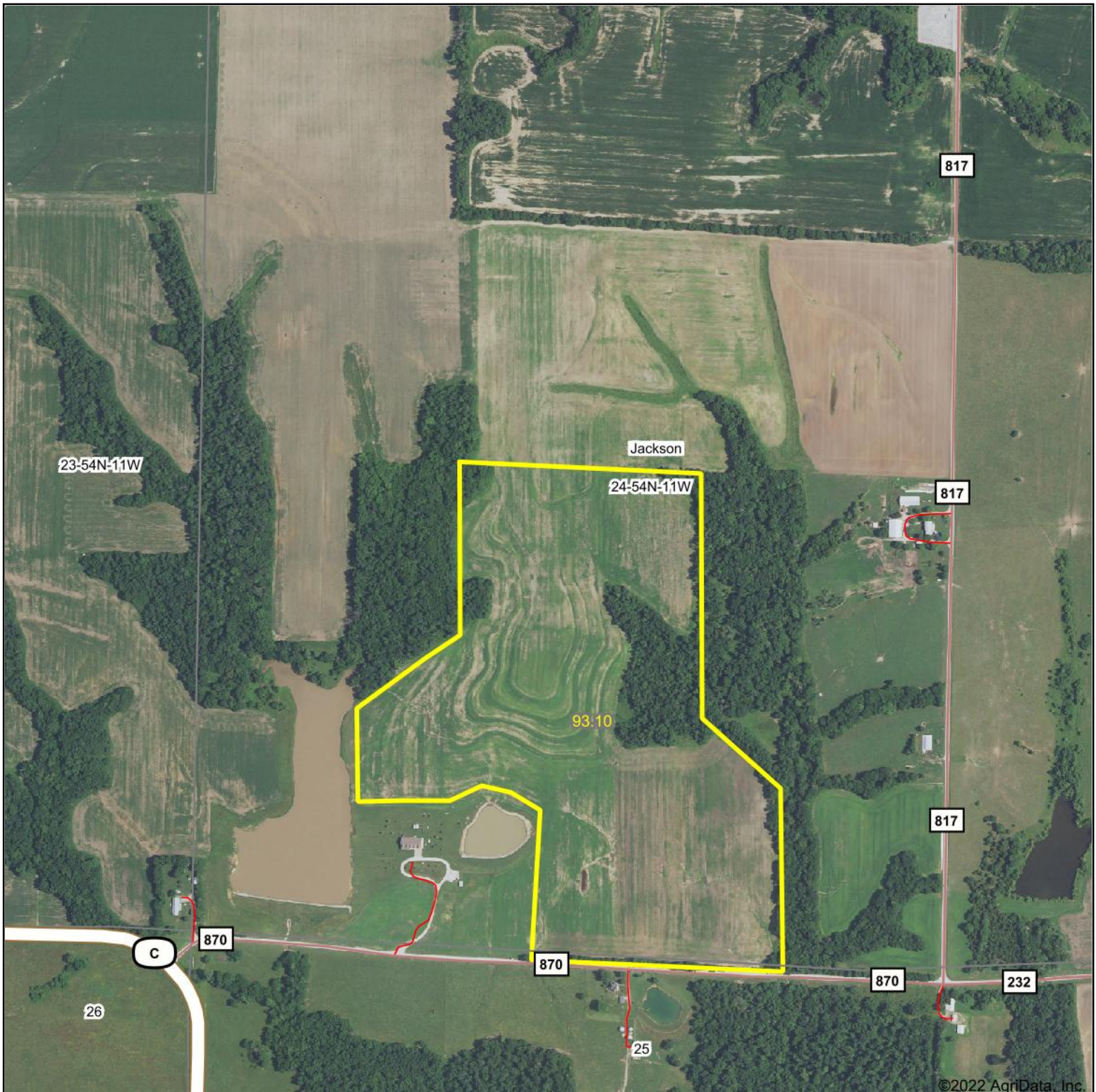
## APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	93.1
Tillable Acres:	82.01
CRP Acres:	
Farmstead:	
Roads:	.5
Waterways:	
Timber:	10.59
Pasture:	

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# Aerial Map



**Wheeler**  
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23101 Hwy 24 Phone: 660-327-3890  
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Maps Provided By:  
**surety**  
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Map Center: 39° 26' 56.47, -92° 5' 25.52

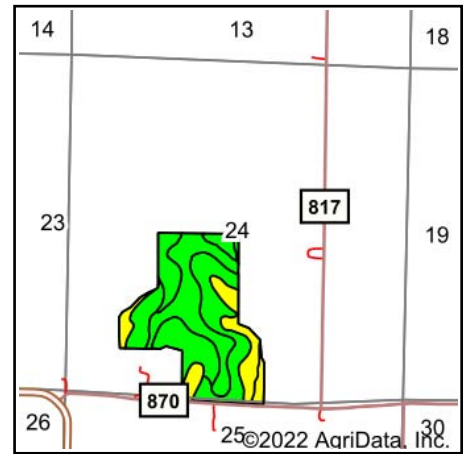
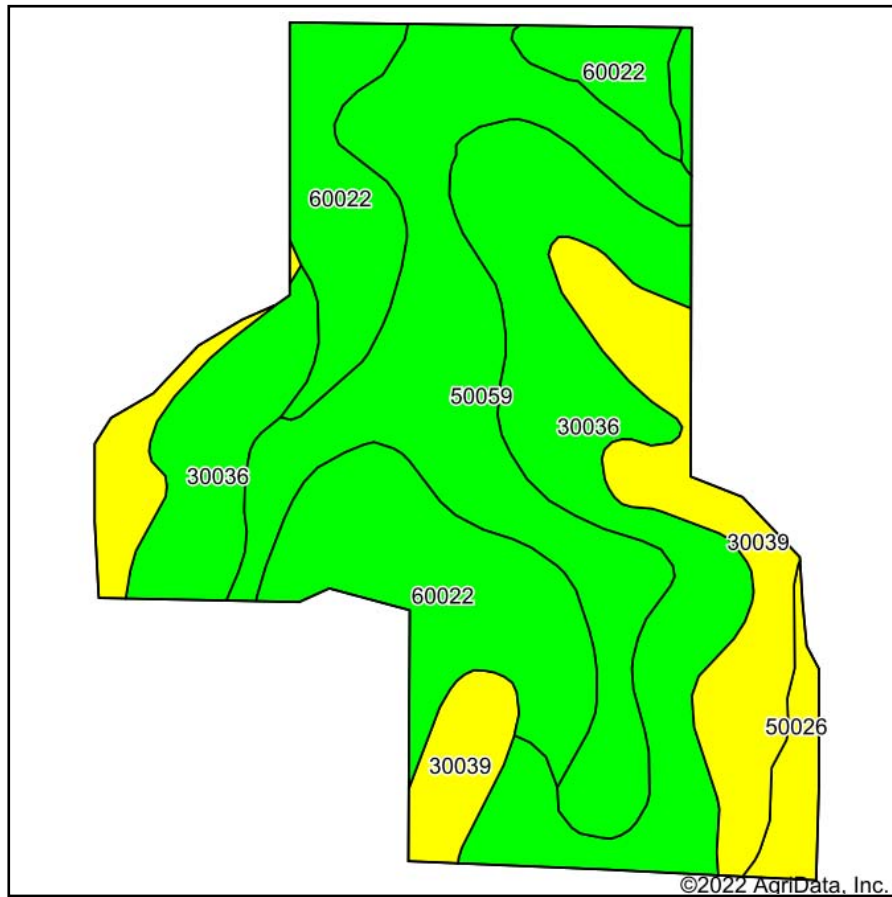
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**24-54N-11W**  
**Monroe County**  
**Missouri**





# Soils Map



State: **Missouri**  
 County: **Monroe**  
 Location: **24-54N-11W**  
 Township: **Jackson**  
 Acres: **93.1**  
 Date: **1/10/2022**



Maps Provided By:



Area Symbol: MO137, Soil Area Version: 22

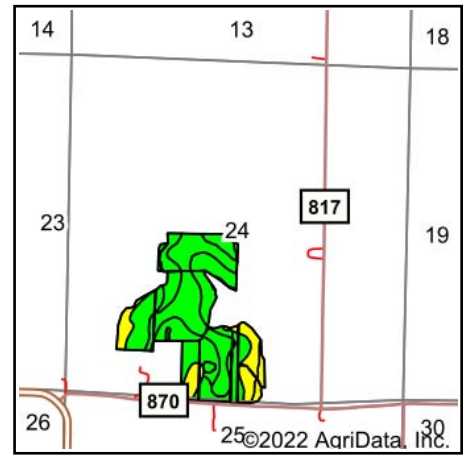
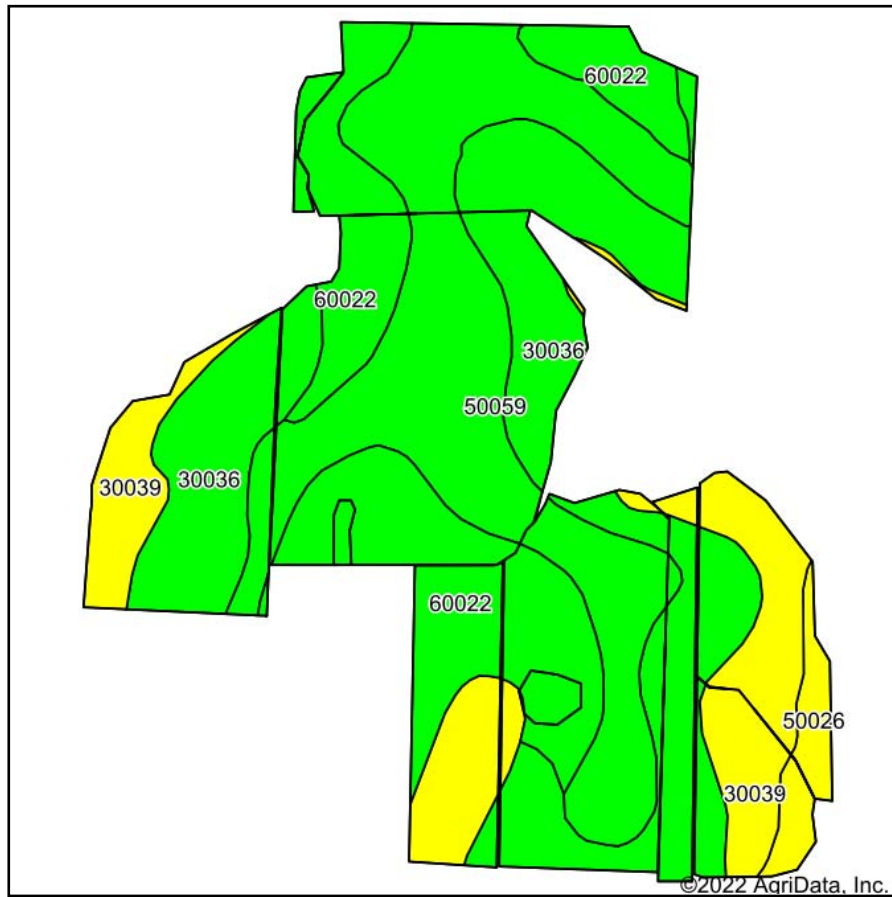
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
30036	Armstrong loam, 5 to 9 percent slopes	28.47	30.6%		IIIe	52	53
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	23.88	25.6%		IIIe	72	54
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	22.11	23.7%		IIIe	63	52
30039	Armstrong loam, 9 to 14 percent slopes, eroded	16.23	17.4%		IVe	65	46
50026	Gosport silty clay loam, 14 to 20 percent slopes	2.41	2.6%		VIe	37	22
<b>Weighted Average</b>					<b>3.25</b>	<b>*n 61.6</b>	<b>*n 51</b>

\*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.

# Soils Map



State: **Missouri**  
 County: **Monroe**  
 Location: **24-54N-11W**  
 Township: **Jackson**  
 Acres: **82.01**  
 Date: **1/13/2022**



Maps Provided By:



Area Symbol: MO137, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
30036	Armstrong loam, 5 to 9 percent slopes	24.48	29.9%		IIIe	52	53
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	23.75	29.0%		IIIe	72	54
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	19.12	23.3%		IIIe	63	52
30039	Armstrong loam, 9 to 14 percent slopes, eroded	12.56	15.3%		IVe	65	46
50026	Gosport silty clay loam, 14 to 20 percent slopes	2.10	2.6%		VIe	37	22
<b>Weighted Average</b>					<b>3.23</b>	<b>*n 62</b>	<b>*n 51.2</b>

\*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.



S-24-T54N-R11W

1  
82.01  
HEL

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)

**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 GESCUE TALL GRAZE NI  
HY = GRASS FESCUE TALL FORAGE NI  
LS = GRASS FESCUE TALL LS NI

\*Unless notated on Map

1:4,030

**Program Year: 2021**

Created: 11/18/2020

Flown: 2018-10-18

clu  
crp  
plss

**Farm 6492  
Tract 13288**





Missouri

Monroe

Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 6492**

Prepared: 4/30/21 10:37 AM

Crop Year: 2021

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
MOZINGO, JEREMY	G9	2020 - 27

**Farms Associated with Operator:**

1609, 2319, 3081, 4017, 4067, 4266, 5418, 6130, 6179, 6180, 6291, 6293, 6467, 6511, 6513, 6593

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
94.5	82.01	82.01	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	82.01	0.0	0.0

**ARC/PLC**

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.77	44	0.00
CORN	14.69	88	0.00
SOYBEANS	0.53	36	0.00
<b>Total Base Acres:</b>	21.99		

Tract Number: 13288      Description S24 T54 R11

FSA Physical Location : Monroe, MO

ANSI Physical Location: Monroe, MO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Tract does not contain a wetland

2020- 26

WL Violations: None

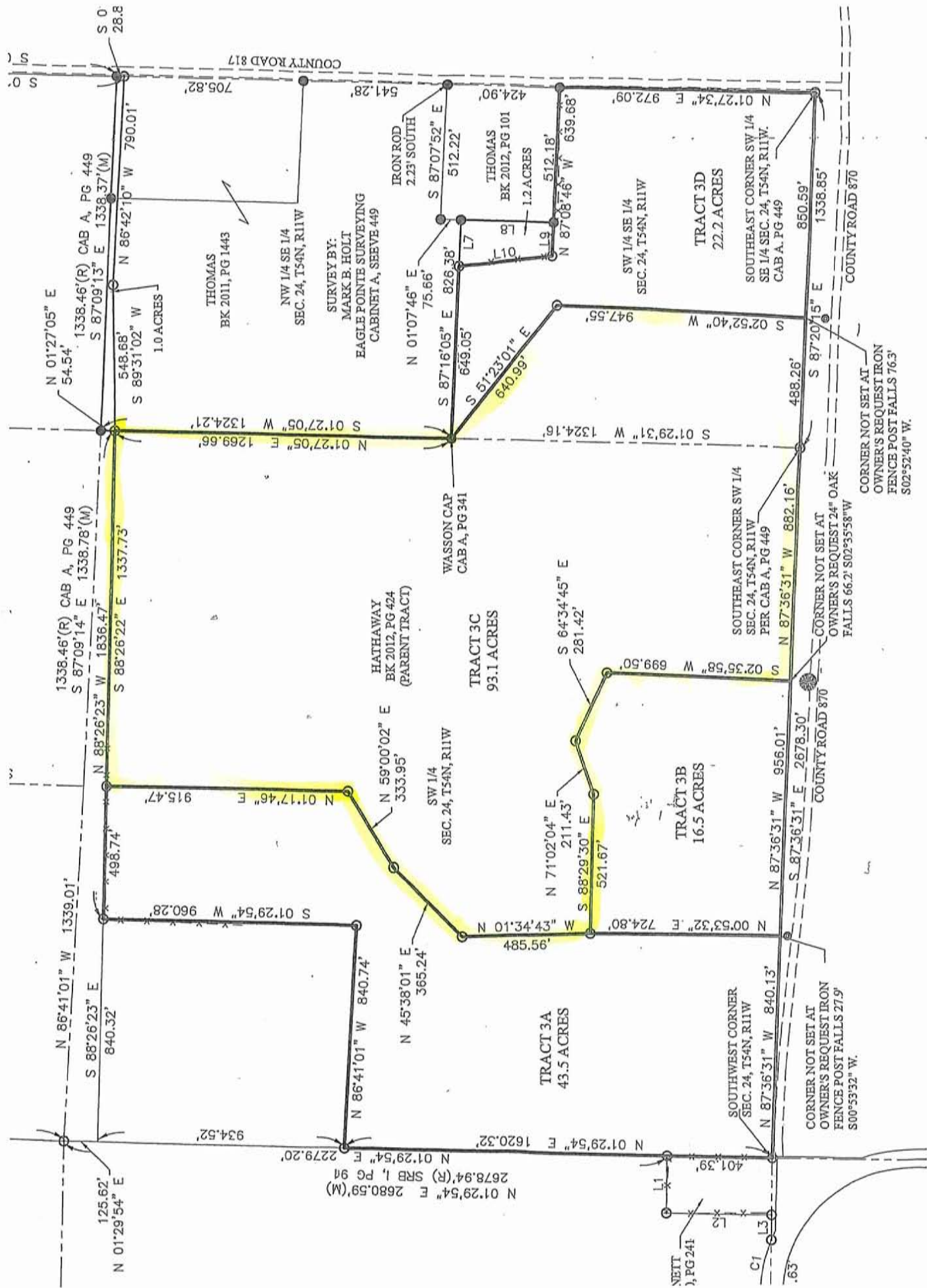
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
94.5	82.01	82.01	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	82.01	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.77	44	0.00
CORN	14.69	88	0.00
SOYBEANS	0.53	36	0.00





**DESCRIPTION TRACT 3A:**

A tract of land being part of the Southwest Quarter of Section 24, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Southwest corner of said Section 24; thence along the West line of said Section 24, North 01 degrees 29 minutes 54 seconds East, a distance of 1620.32 feet to an iron rod; thence South 86 degrees 41 minutes 01 seconds East, a distance of 840.74 feet to an iron rod; thence North 01 degrees 29 minutes 54 seconds East, a distance of 960.28 feet to an iron rod; thence South 88 degrees 26 minutes 23 seconds East, a distance of 498.74 feet to an iron rod; thence South 01 degrees 17 minutes 46 seconds West, a distance of 915.47 feet to an iron rod; thence South 59 degrees 00 minutes 02 seconds West, a distance of 333.95 feet to an iron rod; thence South 45 degrees 38 minutes 01 seconds West, a distance of 365.24 feet to an iron rod; thence South 01 degrees 34 minutes 43 seconds East, a distance of 485.56 feet to an iron rod; thence South 00 degrees 53 minutes 32 seconds West, a distance of 724.80 feet to a point on the South line of said Section 24 being 27.9 feet North 00 degrees 53 minutes 32 seconds East of an iron fence post; thence North 87 degrees 36 minutes 31 seconds West, a distance of 840.13 feet to the POINT OF BEGINNING, containing 43.5 acres.

**DESCRIPTION TRACT 3B:**

A tract of land being part of the Southwest Quarter of Section 24, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri, being more particularly described as follows:

Commencing at an iron rod marking the Southwest corner of said Section 24; thence along the South line of said Section 24, South 87 degrees 36 minutes 31 seconds East, a distance of 840.13 feet to a point being 27.9 feet North 00 degrees 53 minutes 32 seconds East of an iron fence post and the POINT OF BEGINNING; thence North 00 degrees 53 minutes 32 seconds East, a distance of 724.80 feet to an iron rod; thence South 88 degrees 29 minutes 30 seconds East, a distance of 521.67 feet to an iron rod; thence North 71 degrees 02 minutes 04 seconds East, a distance of 211.43 feet to an iron rod; thence South 64 degrees 34 minutes 45 seconds East, a distance of 281.42 feet to an iron rod; thence South 02 degrees 35 minutes 58 seconds West, a distance of 699.50 feet to a point on the South line of said Section 24; thence North 87 degrees 36 minutes 31 seconds West, a distance of 956.01 feet to the POINT OF BEGINNING, containing 16.5 acres.

**DESCRIPTION TRACT 3C:**

A tract of land being part of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter, all in Section 24, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Southeast corner of the Southwest Quarter of said Section 24; thence along the South line of said Section 24, North 87 degrees 36 minutes 31 seconds West, a distance of 882.16 feet; thence leaving said line, North 02 degrees 35 minutes 58 seconds East, a distance of 699.50 feet to an iron rod; thence North 64 degrees 34 minutes 45 seconds West, a distance of 281.42 feet to an iron rod; thence South 71 degrees 02 minutes 04 seconds West, a distance of 211.43 feet to an iron rod; thence North 88 degrees 29 minutes 30 seconds West, a distance of 521.67 feet to an iron rod; thence North 01 degrees 34 minutes 43 seconds West, a distance of 485.56 feet to an iron rod; thence North 45 degrees 38 minutes 01 seconds East, a distance of 365.24 feet to an iron rod; thence North 59 degrees 00 minutes 02 seconds East, a distance of 333.95 feet to an iron rod; thence North 01 degrees 17 minutes 46 seconds East, a distance of 915.47 feet to an iron rod; thence South 88 degrees 26 minutes 23 seconds East, a distance of 1337.73 feet to an iron rod; thence South 01 degrees 27 minutes 05 seconds West, a distance of 1269.66 feet to an iron rod at the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 24; thence South 51 degrees 23 minutes 01 seconds East, a distance of 640.99 feet to an iron rod; thence South 02 degrees 52 minutes 40 seconds West, a distance of 947.55 feet to a point on the South line of said Section 24, being 76.3 feet North 02 degrees 52 minutes 40 seconds East, of an iron fence post; thence North 87 degrees 20 minutes 15 seconds West, a distance of 488.26 feet to the POINT OF BEGINNING, containing 93.1 acres.

**DESCRIPTION TRACT 3D:**

A tract of land being part of the Southwest Quarter of the Southeast Quarter of Section 24, Township 54 North, Range 11 West of the fifth principal meridian, Monroe County, Missouri, being more particularly described as follows:

Commencing at an iron rod marking the Southeast corner of the Southwest Quarter of said Section 24; thence along the South line of said Section 24, South 87 degrees 20 minutes 15 seconds East, a distance of 488.26 feet to a point being 76.3 feet North 02 degrees 52 minutes 40 seconds East of an iron fence post and the POINT OF BEGINNING; thence North 02 degrees 52 minutes 40 seconds East, a distance of 947.55 feet to an iron rod; thence North 51 degrees 23 minutes 01 seconds West, a distance of 640.99 feet to an iron rod at the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 24; thence along the Quarter-Quarter Section line, South 87 degrees 16 minutes 05 seconds East, a distance of 649.05 feet to an iron rod; thence South 06 degrees 34 minutes 27 seconds East, a distance of 353.67 feet to an iron rod; thence South 87 degrees 08 minutes 46 seconds East, a distance of 639.68 feet to an iron rod on the East line of the Southwest Quarter of the Southeast Quarter of said Section 24; thence South 01 degrees 27 minutes 34 seconds West, a distance of 972.09 feet to an iron rod at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 24; thence North 87 degrees 20 minutes 15 seconds West, a distance of 850.59 feet to the POINT OF BEGINNING, containing 22.2 acres.

**REFERENCE SURVEYS:**

1. JAN. 1847; SRB I, PG 91; GLENN
2. JAN. 1857; SRB I, PG 464; COMBS
3. MAR. 2007; CAB. A, PG 189; MARTIN T. WASSON PLS#2003013183.
4. DEC. 2011; CAB. A, PG 449; MARK B. HOLT PLS#2001015251.
5. OCT. 2014; CAB. A, PG 341; MARTIN T. WASSON PLS#2003013183.
6. FEB. 2018; CAB. A, PG 510 & 511; JOHN H. SCHAEFER PLS#2005000079.

**SURVEYORS STATEMENT**

A survey of the property shown herein has been performed to the best of my knowledge and belief in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

By: John H. Schaefer Date: 4-3-2019

John H. Schaefer, Missouri PLS#2005000079



LINE	BEARING	DISTANCE
L1	N 89°09'50" W	218.11'
L2	S 01°29'54" W	1401.38'
L3	N 89°09'50" W	198.75'
L4	S 01°38'30" W	120.00'
L5	N 88°21'30" W	523.90'
L6	N 88°57'30" W	338.13'
L7	S 87°16'05" E	177.33'
L8	S 01°31'28" W	349.37'
L9	N 87°08'46" W	1127.80'
L10	N 05°34'27" W	355.67'

- - FOUND IRON PIN
- - FOUND STONE
- - RIGHT-OF-WAY MARKER
- - 5/8" REBAR W/PLS 2005000079 CAP
- (M) - MEASURED
- (R) - RECORD
- (D) - DEED
- (GLO) - ORIGINAL GLO DISTANCE

0 400 800

BEARINGS ARE MISSOURI CENTRAL GRID BASED ON GPS OBSERVATION

CLIENT: ADAIR HATHAWAY  
DATE OF SURVEY: MARCH 28, 2019  
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99991816.

FIELD: MGW DRAWN: JHS PROJECT #19-043  
SURVEY CERTIFICATE OF AUTHORITY LS-200902155



**SCHAEFER**  
SURVEYING, LLC

John H. Schaefer, PLS  
30638 Kenbrook Pl.  
Macon, MO 63552  
PHONE: 660-395-5942  
EMAIL: jschaefer@valley.net

BOUNDARY SURVEY

SEC. 24, T54N, R11W  
MONROE COUNTY, MISSOURI