

NEW

ONLINE AUCTION



Iron Mountain Lake Rec Land Auction

100 +/- Acres | St. Francois County, MO



National Land Realty
205 E Allen Street
Wentzville, MO 63385
NationalLand.com



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PROPERTY SUMMARY

Online Auction! Auction winners will be granted **hunting rights immediately** upon contract acceptance just in time the Missouri rifle season. 100 +/- acres of pasture, timber and bountiful recreation opportunity in St. Francois County. This acreage will be sold in two parcels (40 & 60 +/- acres) in a "Multi-Par" style online auction. Located west of Farmington, MO along HWY 221/HWY N, both tracts will offer **blacktop access** & electric. The farm runs generally north/south with an ideal mix of creek frontage, pasture, timber, and thick bedding cover for wildlife. Several potential use options: Rural homesite, cattle/hay production, deer hunting, turkey hunting, ATV riding, or just enjoying quiet southern Missouri. Make sure to check out the **LandTour360** on our website for a full understanding of boundary lines, land types, and photos of **big bucks** and big numbers of turkeys. Both tracts offer tremendous build sites with plenty of room behind for recreation. **Bidding starts 11/1 at 10am!**



ACREAGE BREAKDOWN

Tract 1: (32 +/- acres hardwood timber/creek bottom | 28 +/- acres pasture)

Tract 2: (19 +/- acres hardwood timber/creek bottom | 21 +/- acres pasture)

AUCTION DATE

FROM Nov 1, 2023 10:00 AM CDT
TO Nov 8, 2023 10:00 AM CST

AUCTION WEBSITE

auctions.nationalland.com/

PROPERTY HIGHLIGHTS

- Online only auction beginning 11/1 at 10am and ending on 11/8 at 10am. This will be a "multi-par" style auction meaning bidders will be able to bid on either a single tract or the entire farm. Auction winners will be given **immediate hunting rights** upon contract acceptance. Just in time for Missouri's gun season starting 11/11.
- The farm boasts an excellent timber/pasture mix with a small creek running through the center of the property and dense bedding cover on the south end of the farm. Tract 1 (60 +/- acres) features a large block of mature timber. The farm is bordered on the west by several hundred acres of timber and to the east by the city of Iron Mountain Lake.
- HWY N serves as the property's northern boundary and will provide blacktop access. Seller is in the process of obtaining state approved driveways that will be completed prior to closing. Additionally, electric will be immediately available on the north end of both tracts.



nationalland.com/listing/iron-mountain-lake-rec-land-auction





The Iron Mountain Lake Rec Tract consisting of 100+/- acres located in St. Francois County, MO is being offered by Online Auction.

Online Bidding will begin on Wednesday, November 1 at 10:00 AM and close on Wednesday November 8, at 10:00 AM. All bidding will take place at auctions.nationalland.com

The property will be offered in Two Tracts and its entirety. Tracts 1 & 2 will be offered individually and with multi par, bidders can combine the two tracts and bid on it as a whole tract.

Tract 1 - 60+/- Acres; Tract 2 - 40+/- Acres; Combining Both Tracts - 100+/- Acres
All located in the SW1/4 of Section 29 & the NW1/4 of Section 32 in Township 35 North, Range 4 East.

The Online Auction will be bid on a per acre basis. The acreages are estimated, and a survey will be completed before closing. The total sales price will be the accepted bid per acre at the total surveyed acres for the specific tract or entire property.

Winning bidder(s) will be required to provide a 10% nonrefundable deposit within 24 hours of the close of the auction. Close of property will be within 30 days.

Purchasers of the property can take immediate possession upon closing on or before December 8, 2023. Winning bidder(s) will be granted immediate hunting rights immediately upon contract acceptance.

All boundaries shown on photos and videos are for illustrative purposes only and are not guaranteed to be accurate.

There is a 2.5% Buyers Premium. This Premium will be in addition to the acceptable successful bid amount.

All final bids must be approved by Seller.

See Full Terms & Conditions in the Documents Section.

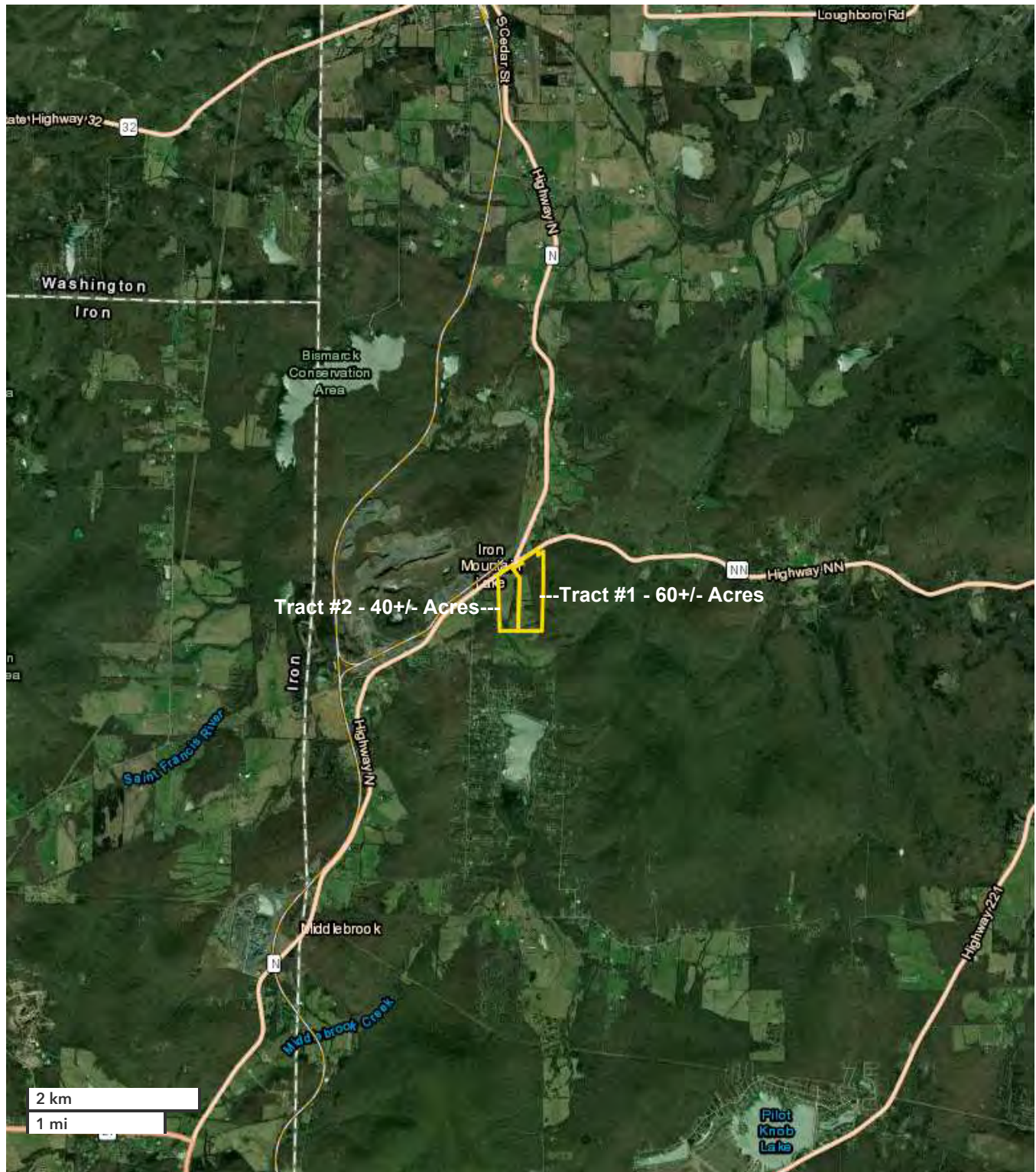


AUCTION TERMS AND CONDITIONS

National Land Realty through its Broker Alec Wardenburg and Auctioneer Jeremy Stephens have contracted with the "Seller" Keith Robertson to offer to sell at public auction certain real property. National Land Realty includes but is not limited to its agents, auctioneers, brokers, contractors, and employees. These following terms, plus any additions, deletions and/or revisions announced by National Land Realty or its Auctioneer before the commencement of the auction, represent the exclusive terms for the Auction.

1. **AUCTION FORMAT:** This is a minimum reserve auction and will be a online only multi par auction through National Land Realty. The decision of National Land Realty is final regarding all matters that arise during or after the auction. National Land Realty reserves the right to preclude anyone from bidding if there is any question as to the potential Bidder/Buyers credentials, fitness to bod or ability to perform. Bidder shall not retract any bid.
2. **REGISTRATION:** Auction registration will be through National Land Realty. Full description of the registration process will be detailed in the Property Auction Packet, through its website of www.nationalland.com or a representative of National Land Realty.
3. **AGENCY:** National Land Realty is acting as an agent for the Seller. No third-party broker is acting as a sub-agent of National Land Realty.
4. **PROPERTY:** The property is described in the Property Auction Packet, a copy which is available from National Land Realty through a representative or its website of www.nationalland.com.
5. **CONDITIONS:** The property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, rights of way, title exceptions and matters of record. All boundary lines noted in aerials, maps or pictures shall be considered estimates and not relied on as legal documents or descriptions and are provided as a courtesy to bidders. Total acreage is an estimate from county tax records unless a certified survey has been provided through the Property Auction Packet. National Land Realty and Seller do not guarantee, represent, or warrant their accuracy or completeness. If the property contains any buildings/structures built prior to 1978, it may contain lead-based paint. This information will be disclosed in the Property Auction Packet and any disclosures will be executed with a Sales Contract.
6. **POSSESSION:** Possession will be granted at closing December 8, 2023 or such other date agreed to by all parties. Winning bidder(s) will be granted immediate hunting rights upon contract acceptance.
7. **DUE DILIGENCE:** All bidders shall make an informed decision about the auction and the property before making a bid. Bidder shall obtain professional advice and conduct any due diligence on the Property, TBD Title Commitment/Report (**available through National Land Realty**), information contained in the Property Auction Packet, public records, Terms of Auction, Sales Contract (**copy available through National Land Realty**) and all circumstances, defects, facts, issues, problems, or other relevant matters. Collectively known as property issues. All information provided by National Land Realty was provided by the Seller and believed to be accurate, but neither National Land Realty or the Seller guarantees, represents or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable.
8. **APPROVAL OF BIDS:** Final sale is subject to Seller's approval or rejection of all bids.

9. **DEPOSIT:** Buyer shall pay 10% of the auction sales price as a non-refundable deposit to the escrow Account of Continental Title Company in Farmington, Missouri. This payment is due upon the execution of the Sales Contract. If for any reason Buyer fails to timely execute the Sales Contract or pay the deposit, Seller has the sole discretion to (A) Pursue all legal and equitable remedies against the Buyer, or (B) Declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice and immediately re-sell the Property to another Buyer.
10. **SALES CONTRACT:** This is a CASH SALE and not contingent upon any matter, including Buyer obtaining financing. Immediately upon the Seller's acceptance of a final bid, the highest bidder will execute a real estate purchase contract (**which shall be available for all registered bidders prior to Auction**) with the Seller through National Land Realty. The Terms of the Auction are incorporated into the Sales Contract which defines the entire agreement between the Seller and Buyer. Buyer shall execute the Sales Contract and no additions, deletions or revisions shall be permitted.
11. **TITLE:** A TBD Title Commitment/Report for the property being auctioned will be available to registered bidders prior to the auction. Prior to Closing, a Title Commitment/Report will be issued for each purchase contract on the land being sold for the amount of the successful bidder's final purchase price. Title Insurance will be used as evidence of marketable title with the cost of the premium to be paid by the buyer.
12. **CLOSING:** The balance of the purchase price will be payable at closing by guaranteed funds or by wire transfer at the direction of Continental Title Company, the closing agent. The cost of any escrow closing service will be split equally between the Buyer and Seller. Closing will be on or before December 8, 2023.
13. **CONVEYANCE:** Unless otherwise specified, conveyance of the Property shall be made to Buyer by General Warranty Deed, in fee simple absolute.
14. **BUYER'S PREMIUM:** Buyer will be responsible for a 2.5 % Buyer Premium upon the acceptance of any successful bid. The premium will be in addition to the acceptable successful bid amount. (For Example – A successful bid of \$100,000 will be a total sales amount of \$102,500).
15. **PRE-AUCTION OFFERS:** If an acceptable offer is submitted to the Seller during the Marketing Period, the Seller reserves the right to cancel the Auction at their discretion.
16. **GOVERNING LAW:** Any Auction matter and the Sales Contract shall be governed by the laws of Missouri.
17. **DISCLAIMER:** Participation in the Auction is a Bidder's sole risk and the Seller and National Land Realty including their agents, auctioneer, contractors, and employees shall have no liability on any basis. The Property will be offered in **AS IS, WHERE IS** condition. Seller and National Land Realty unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied or statutory, whether oral or written, whether past, present, or future with respect to all Property Issues, except those provided in the Terms of Auction and the Sales Contract.
18. **ANNOUNCEMENTS:** The information contained herein has been obtained from the Seller and other sources deemed reliable. National Land Realty has no reason to doubt its accuracy but will not guarantee it. The Seller, National Land Realty and its Auctioneer assume no liability for omissions to, corrections or withdrawals of such information. Prospective Buyer should verify all information contained herein and in the Property Auction Packet. All Prospective Buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. The Property is sold **AS IS, WHERE IS**. Any and all warranties including fitness for any particular purpose and are hereby expressly disclaimed. In no event shall Seller, National Land Realty or its Auctioneer be liable for any consequential damages. ANY ANNOUNCEMENTS MADE ON AUCTION DAY BY NATIONAL LAND REALTY OR ITS AUCTIONEER, WILL TAKE PRECEDENCE OVER ANY PRIOR WRITTEN, PUBLISHED, OR VERBAL INFORMATION PROVIDED OR STATED.



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100 +/- Acres



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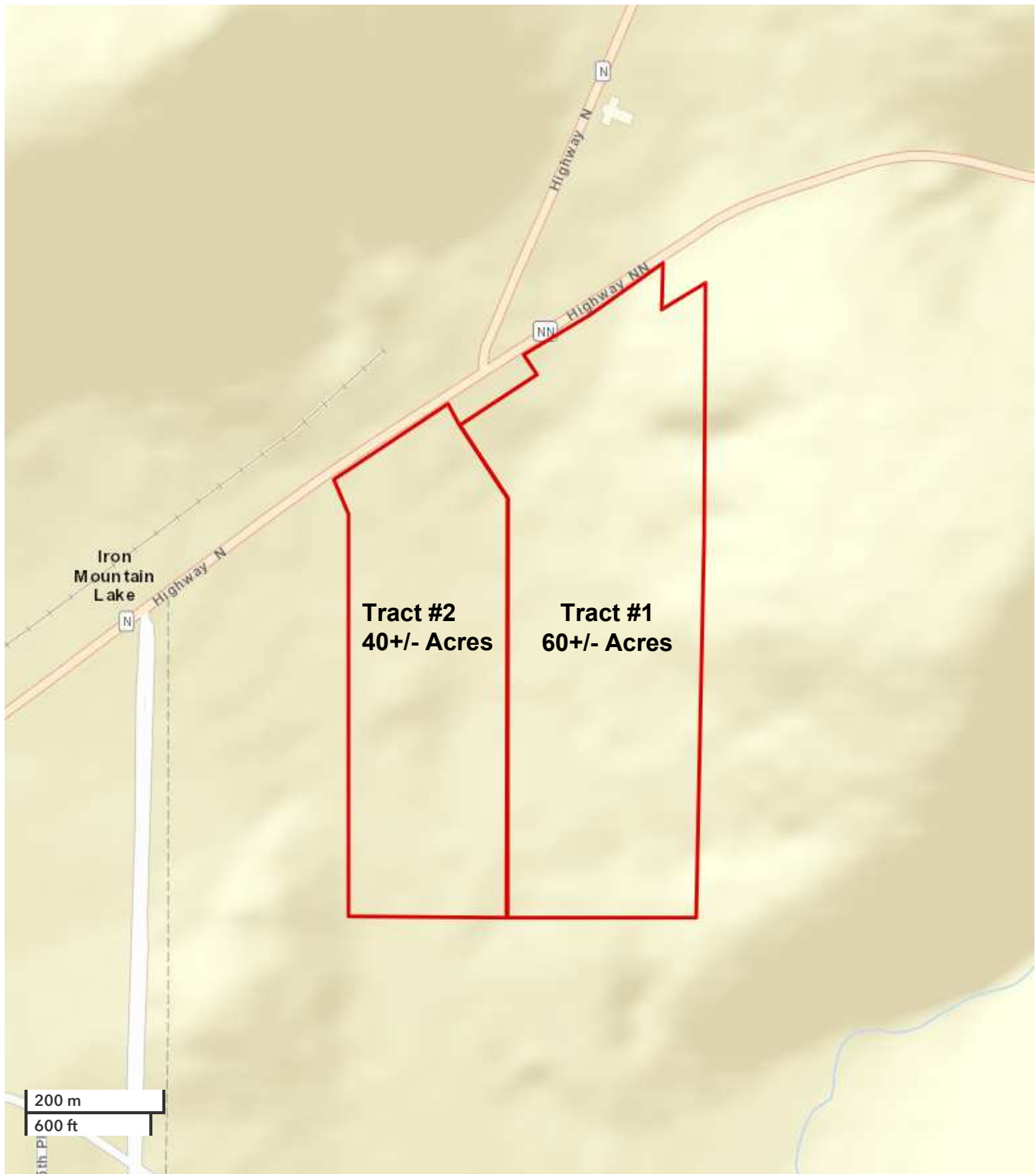


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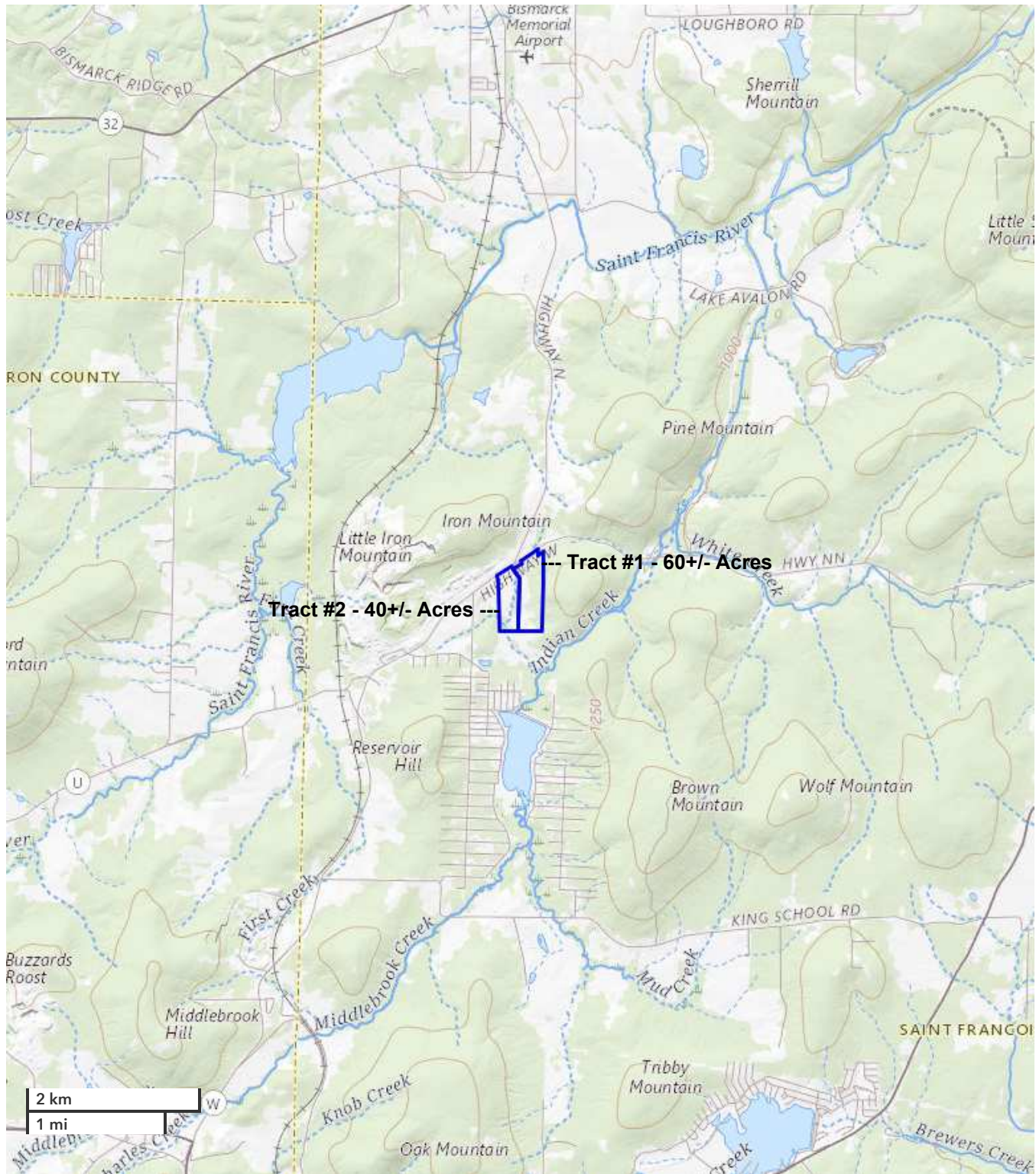


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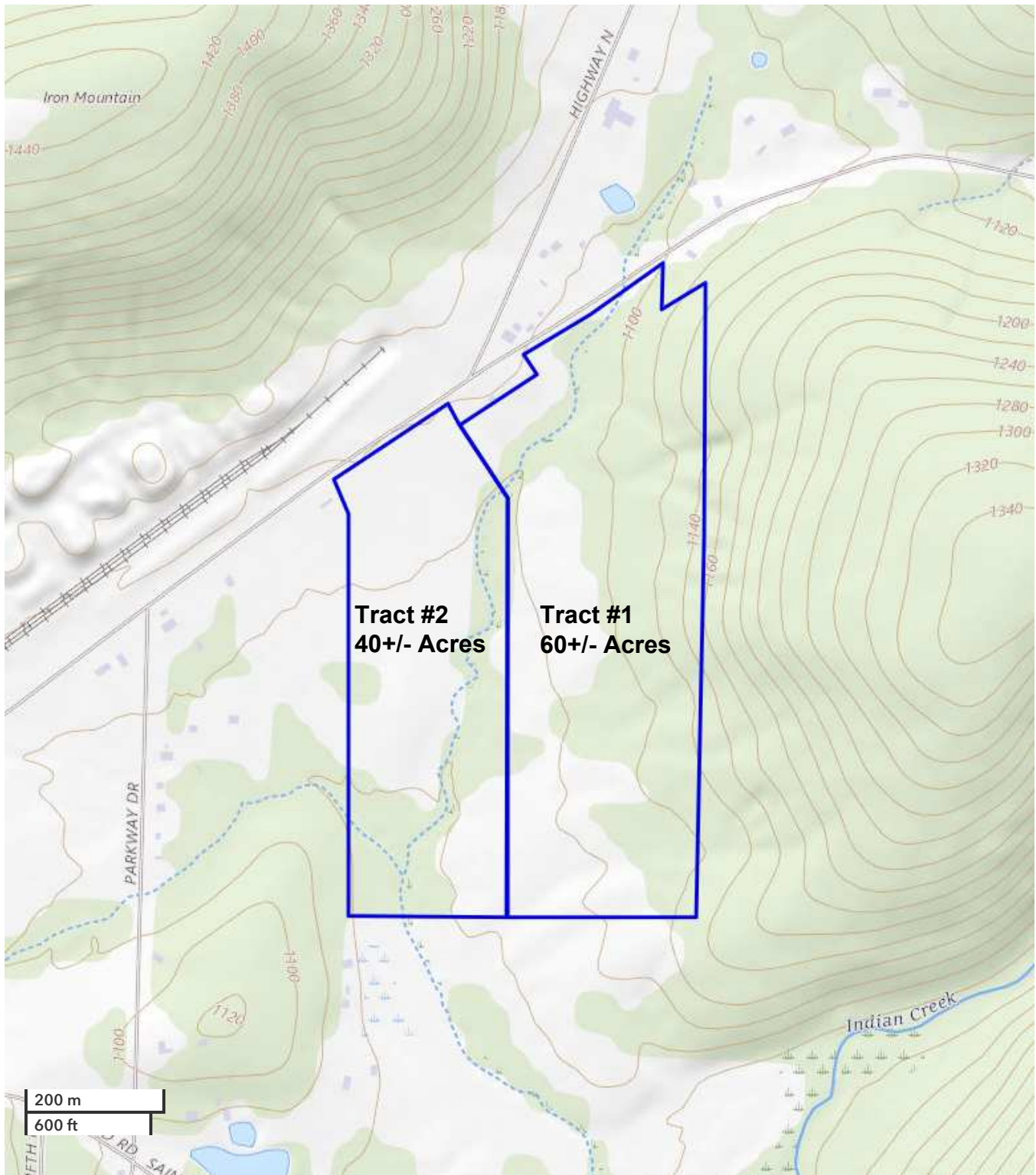
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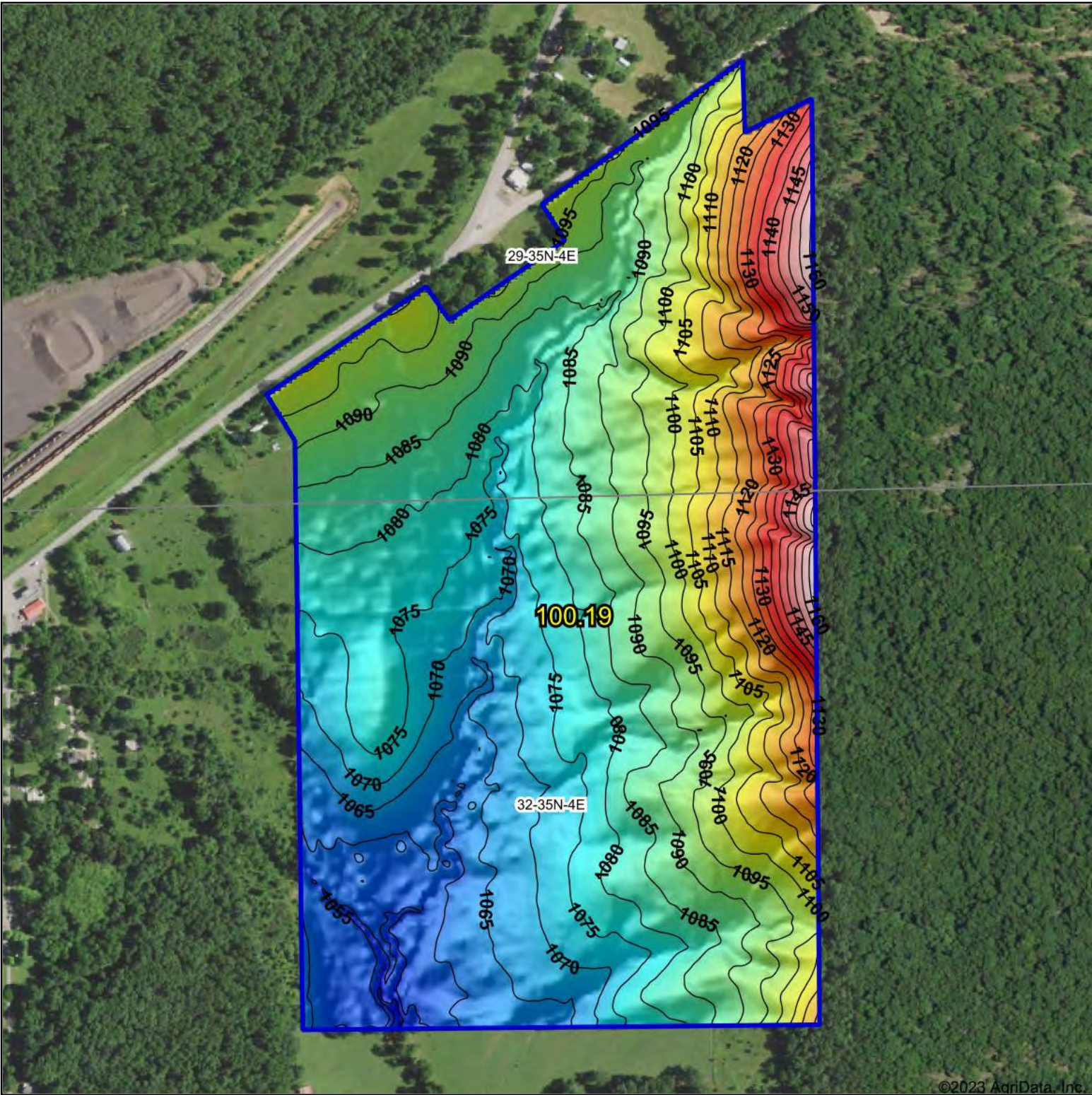
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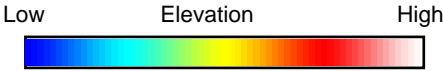


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Topography Hillshade



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Source: USGS 3 meter dem

0ft 502ft 1004ft

Interval(ft): 5

Min: 1,047.3

Max: 1,161.3

Range: 114.0

Average: 1,087.9

Standard Deviation: 20.83 ft



32-35N-4E
St. Francois County
Missouri

Boundary Center: 37° 42.3251', -90° 37.1106'

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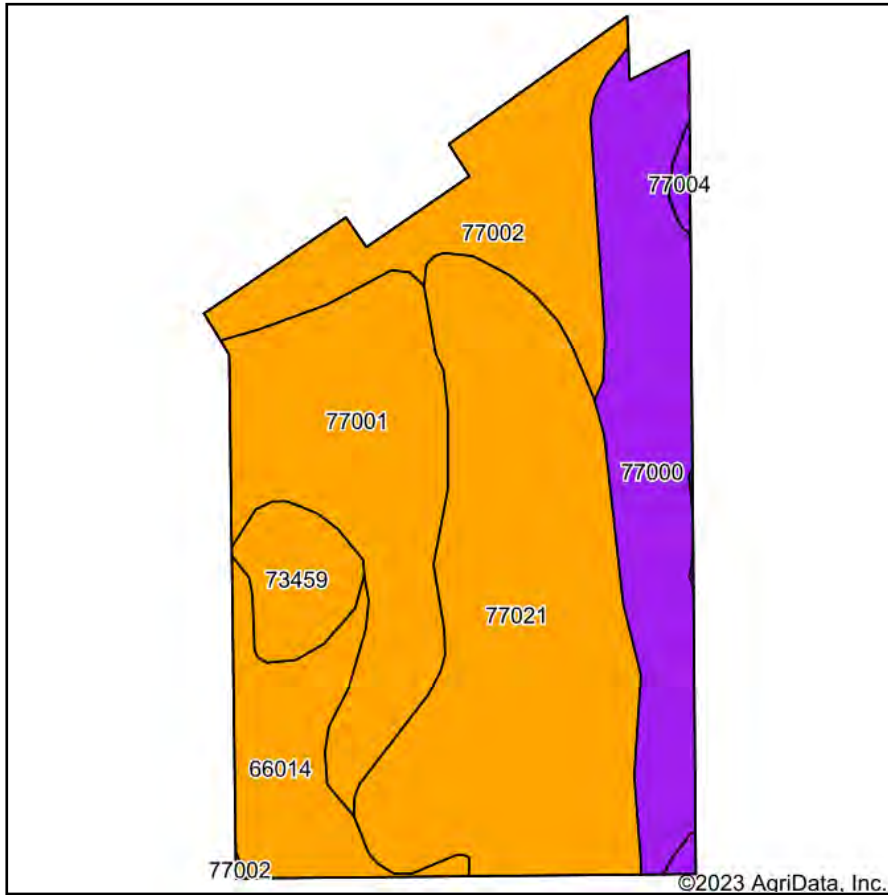
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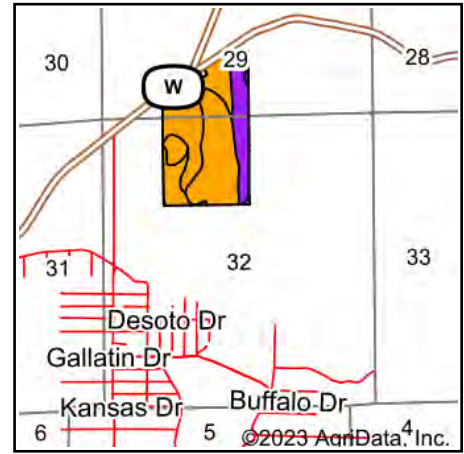
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Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **St. Francois**
 Location: **32-35N-4E**
 Township: **Iron**
 Acres: **100.19**
 Date: **10/8/2023**

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Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO187, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
77021	Delassus silt loam, 1 to 5 percent slopes	34.57	34.5%		IIIls	61	52	54	42
77001	Loughboro silt loam, 0 to 3 percent slopes	19.83	19.8%		IIIw	72	65	71	62
77000	Killarney-Frenchmill complex, 15 to 45 percent slopes, rubbly	18.23	18.2%		VIls	8	8	2	1
77002	Delassus silt loam, 3 to 8 percent slopes	13.70	13.7%		IIIls	60	52	53	41
66014	Haymond silt loam, 0 to 3 percent slopes, frequently flooded	8.69	8.7%		IIIw	69	69	56	61
73459	Lamotte silt loam, 3 to 8 percent slopes	4.41	4.4%		IIIe	71	63	65	69
77004	Irondale gravelly silt loam, 15 to 35 percent slopes, rocky, extremely bouldery	0.76	0.8%		VIls	7	7	2	1
Weighted Average					3.57	*n 54.1	*n 48.2	*n 48	*n 40.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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