

FARMLAND AUCTION

Audrain County, Missouri

195 ACRES M/L

County Rd. 541 & County Rd. 544 | Farber, MO 63345



March 20, 2026 at 10:00 AM

Sacred Heart Hall 800 S Lindell St. Vandalia, MO

Kurt Hollenberg

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LISTING #19113
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AUCTION

Audrain County, Missouri

Farm Description

Mark your calendar for March 20th at 10:00 AM CT for the Dennis and Ruth Foree Trust Land Auction, offering 195 acres m/l with approximately 175 tillable acres in Audrain County, Missouri.

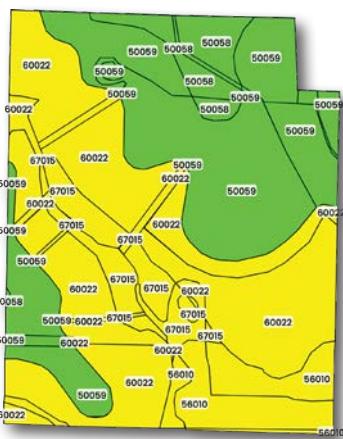
This productive farm is located in one of Missouri's most highly sought-after counties for farmland ownership and offers excellent proximity to key agricultural markets. The property lies within 5 miles of the Poet Ethanol Plant, 20 miles from the ADM soybean processing plant, and 35 miles from a Mississippi River terminal in Louisiana, Missouri, providing strong logistical advantages for grain marketing.

The farm will be offered as a single tract and sold on a price-per-acre basis. The live auction will be held at Sacred Heart Hall in Vandalia, Missouri, at 10:00 AM on March 20th, with online bidding also available at PeoplesCompany.com.

The property is legally described as Township 52 North, Range 6 West, Sections 22 and 27, Audrain County, Missouri. Title work and legal description are available.

The farm is currently leased for the 2026 crop year only and includes a wind turbine agreement in place through 2029. The new buyer will receive both the 2026 crop lease payment and the 2026 wind turbine payment.

This offering presents an excellent opportunity to acquire a well-located, income-producing tract in a premier agricultural area of Northeast Missouri.



Directions

From Farber, MO, travel east on Highway 54 for approximately 1 mile. Turn right onto County Road 541 and continue for 1 mile to the intersection with County Road 544. Look for signs on the property.

195 ACRES M/L

Tillable Soils Map

| Code | Key | Description | Acres | % of field | NCCPI |
|-------------|---|--------------------|--------------|-------------------|--------------|
| 60022 |  | Lemoard silt loam | 83.59 | 42.59 % | 60 |
| 50059 |  | Mexico silt loam | 68.23 | 34.77 % | 70 |
| 56010 |  | Belknap silt loam | 18.53 | 9.44 % | 66 |
| 67015 |  | Belknap silt loam | 15.32 | 7.81 % | 60 |
| 50058 |  | Mexico silt loam | 10.58 | 5.39 % | 76 |

Average: 65.6

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Auction Terms & Conditions

County Land Auction

195 Acre M/L
March 20th, 2026
Time: 10:00 am

Seller: Dennis and Ruth Foree Trust

Auction Location: Sacred Heart Hall 800 S Lindell St. Vandalia, MO

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The 195 acres m/l will be offered via Public Auction and will take place at 10:00 AM on March 20th, 2026. The farmland will be sold as one individual tract on a price per acre basis to the High Bidder. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Farm Program Information: Farm Program Information is provided by the Audrain County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Audrain County FSA and NRCS offices. The farm is leased for the 2026 crop year along with a wind lease agreement. Income from both leases will convey to the buyer.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held by True Line Title Company.

Closing: Closing will occur on or before April 20th, 2026. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of the farm will be given following crop harvest for 2026 crop year.

Farm Lease: The farm is leased for the 2026 cropping season. Buyers will receive all 2026 crop lease payments.

Easement: There is a pipeline easement that runs diagonally through a portion of the property.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with True Line Title Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.





1108 S. 44th Street, Suite 102
Cumming, IA 50061



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Listing #19113

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