

ABSOLUTE FARM REAL ESTATE AUCTION



CLAAS CROSSING, TIPTON, MO ~ 83.5 ACRE M/L FARM

We will sell the following described farm at public auction located: From the Junction of Highway 50 & Claas Crossing (just west of Tipton), take Claas Crossing north 4-tenths of a mile to the farm on the left (west). Watch for the orange sale signs:

SATURDAY MARCH 1ST 2025 10AM

83.5 ACRE FARM

This farm boasts a great location just west of Tipton, less than a half mile off 50 Highway. FSA reports 81.27 tillable acres, which is over 97% tillable. FSA also reports 78.42 base acres on the farm (26.45-Wheat, 27.01-Corn, 24.96-Soybeans). The terraces have been rebuilt in the last few years, and the waterways are in great shape. The farm boasts all productive Crestmeade silt loam soils with minimal slope throughout. There is $\frac{1}{4}$ mile gravel road frontage via Claas Crossing all along the eastern boundary of the farm, which is in the Tipton School District.



CONTACT THE AUCTIONEER TO SCHEDULE A FARM VIEWING

AUCTIONEER'S NOTE: Many of you will know this as the Arthur Claas farm... and it really doesn't get much better than this! As my former boss Dean Kasper always said, it is part of the "fertile Nile west of Tipton". It is nearly all tillable with gravel road frontage and easy access to the highway, and don't overlook the potential tax advantages of deducting the terraces. The farm has been in the Claas family for FIVE GENERATIONS, and this will be a rare opportunity to buy one of the best! If you are not familiar with the farm be sure to drive by, or call the auctioneer and we will be happy to take you across it. Have your finances in order by auction day as the farm will sell to the high bidder with NO RESERVE!



Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures

TERMS: The property will sell ABSOLUTE to the high bidder with NO RESERVE! We will require \$50,000 down the day of the auction, with the balance due at closing to be held on or before Tuesday, April 15th, 2025. Acres here are estimates only – final price will be determined by surveyed acres (survey provided by the seller). Seller will provide owner's title policy; buyer is responsible for any lender's title insurance. Taxes prorated at closing; closing fee at the title company will be split 50/50.

OWNERS: JOHN, PETER & MICHAEL CLAAS

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE LLC

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Toby Brown (660) 473-6008 ~ Chance Hutchison (660) 281-7710 ~ Steve Dubbert (573) 338-2060

As always, No buyer's premium or fees...
What you bid is what you pay!

Not responsible for accidents. Statements made day of sale take precedent over all printed material. The Auctioneer and owner deem all above information to be reliable but make no guarantees either stated or implied.