



**FCS FINANCIAL**

**Auction Terms and Conditions**

**Minerals** – All Mineral interests Owned by the Seller, if Any, will be Conveyed to the Buyer—**Taxes** – Real Estate Taxes for the current tax year will be paid by the Seller.—**Conditions** – This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an **AS IS-WHERE IS** basis with no warranties or guarantees, expressed or implied, by the Seller or Boyd Harris Companies, Inc./Boyd Harris Realtors & Auctioneers, nor any associated marketing firm. - **Possession/Cash Rent** – Possession shall be given at Closing, December 1, 2025—**Earnest Payment** – An earnest money payment in the amount of 10% of the final auction bid price/contract price, shall be due upon execution of the sales contract. This will be held by Missouri Abstract and Title Company, California, MO. . The payment may be in the form of a personal check, cashier's check, or wire transfer, but must be negotiable funds. - **Contract/Title Insurance** - Immediately upon conclusion of the auction, the High Bidder will enter in to a real estate contract and deposit with Missouri Abstract and Title Company, the required earnest money payment. The Seller will provide an Owner's Policy of Title Insurance in the amount of the contract price. The cost of the title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by both Seller and Buyer. - **Cash Sale** – The auction is **not contingent** upon the Buyer's financing. While a lender may be involved, the Buyer must have those arrangements in place prior to bidding.—**Closing** – The closing date will be December 1, 2025, or such other date as may be agreeable to all parties. The balance of the purchase price will be due in full at that time in guaranteed funds, bank draft, or wire transfer to the closing agent/title company.—**Sale Method** – The property will be offered in four tracts utilizing the "Buyer's Choice" method.—**Approval of Bids** – The final sale is subject to the approval of the Seller. The Seller may accept or reject the final bid price offered on any or all of the tracts. - **Agency** – Boyd Harris Companies, Inc. /Boyd Harris Realtors & Auctioneers, and their representatives, are acting as Transaction Brokers.—**Announcements** – Information provided herein was obtained from sources deemed reliable but Boyd Harris Companies, Inc./Boyd Harris Realtors & Auctioneers, nor the Seller, makes any guarantees or warranties as to its accuracy. All potential bidders are encouraged to inspect the property, its condition, and to rely on their own conclusions. It is strongly recommended that potential bidders make such inquiries and inspections PRIOR to Auction Day. All sketches, dimensions, and acreages are approximate or "more or less". ANY ANNOUNCEMENTS made on auction day by Boyd Harris Companies, Inc./Boyd Harris Realtors & Auctioneers will take precedence over any prior written, published, or verbal information provided or stated. Boyd Harris Companies, Inc and reserve the right to preclude anyone from bidding if there is any question as to the potential Bidder/Buyer's credentials, fitness to bid, or ability to perform.—**SELLER** - **Julia Stroessner**



# Stroessner Land Auction



4 Tracts

120 Acres

Row Crop/Hay-  
Pasture/Building  
Sites



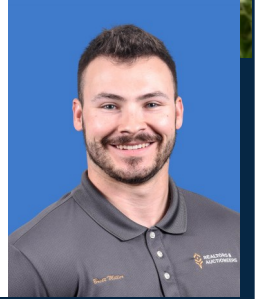
41064 Hwy 87 California MO 65074

**Live / Online Auction**  
**Www.BoydHarris.org**  
**Pre-Bid opens October 15, 2025**

**Wednesday October 22 2025**  
**11:00 A.M.**  
**Lunch Served After Auction**  
**Sponsored by FCS Financial**  
**Sweet Chipotle Event Center**  
**512 N. East St, California MO**



**BOYD HARRIS**  
COMPANIES, INC.



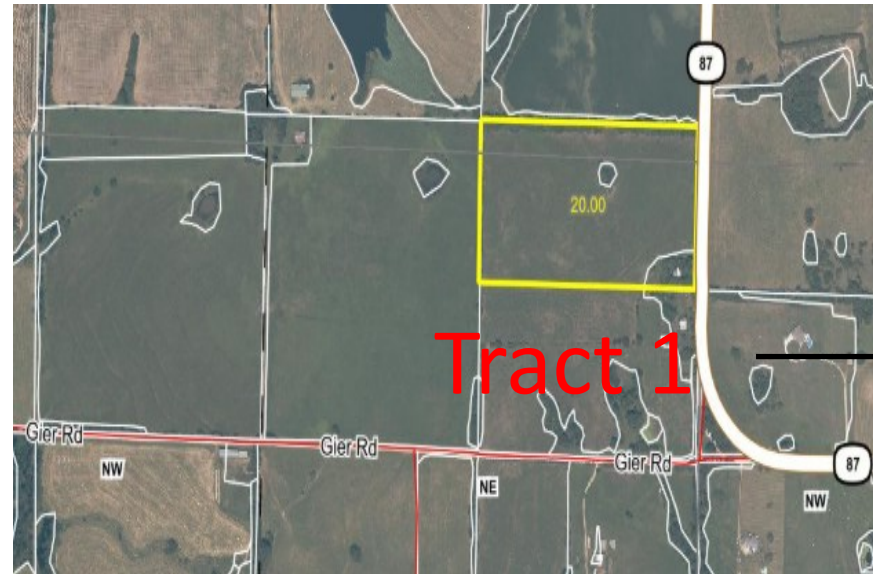
1397 East Highway 22, Centralia, MO 65240 | (877) AGR-ILND | 573-682-6500  
Chesterfield, MO | Clinton, MO | Lake Ozarks | AgrilandAppraisals.com | BoydHarris.org



**Wednesday October 22, 2025**  
**11:00 a.m.**  
**Sweet Chipotle Event Center**  
**512 N. East St, California MO**

## Legal Description

**North 1/2 of the North-East 1/4 and  
The North-East 1/4 of the North-West 1/4 of  
Section 21 TWN 43N Range 21W**



## Tract 1

20 acres, m/l – This tract fronts on Highway 87, northeast corner of the farm. The old building site with the house/yard area is in the southeast corner of this tract. This parcel is all open land, with some older terraces. It lays high on the north side, to the west, with a shallow slope to the south. Excellent Maplewood Silt Loam soil, highly productive and easily converted to crop land. Co-MO Electric service/meter already in place.



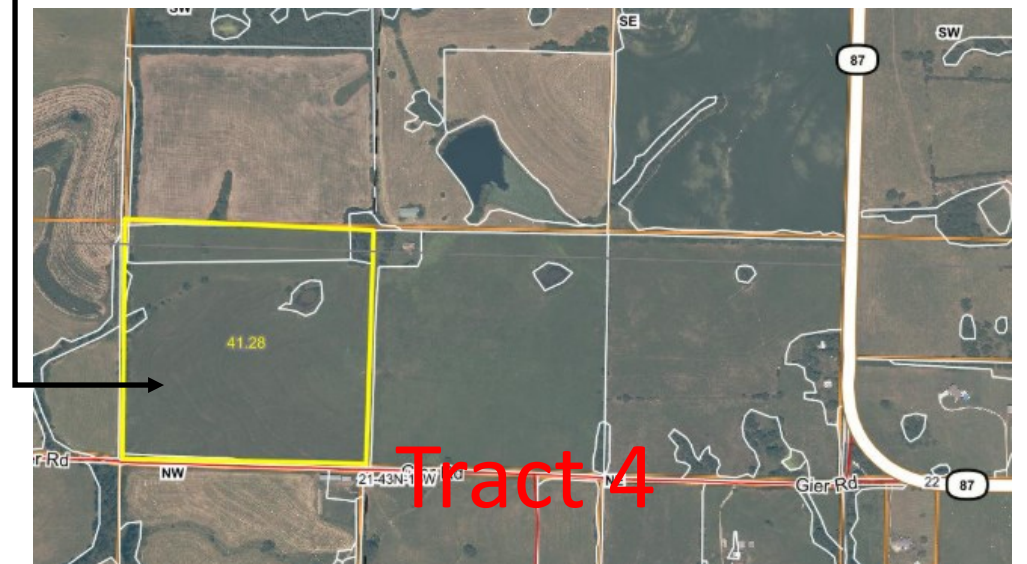
## Tract 3

40 Acres, m/l - This is the center parcel. It fronts Gier Road on the south side. This parcel is all open land, all Maplewood silt loam soils on 2-5% slopes, with older terraces. There is one nice pond in the northeast corner. An old barn lot is in the very northwest corner. This tract has virtually no waste land, about 37 acres available for row crop production. Easily converts to crop land and highly productive.

**All tracts to be surveyed prior to auction.**  
**Land sells per surveyed acre.**

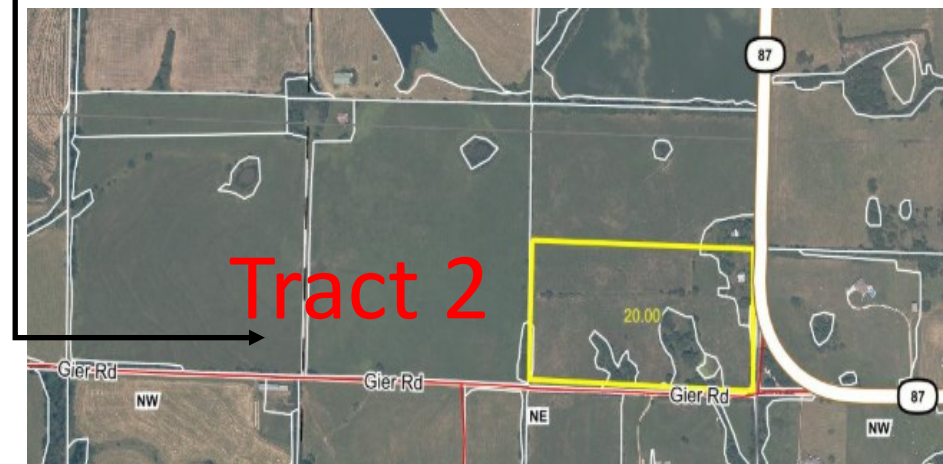
## Tract 4

40 Acres, m/l – This is the western parcel. It fronts Gier Road on the south side. This parcel is also all Maplewood silt loam soil on 2-5% slopes. This lays high on the east side and the slopes gently to the west. This is all terraced with older grade terraces. There is a large pond near the northeast corner. We saw about 20 turkey hanging around it when we looked at the farm. A level strip of crop land along the north line lays on a ridge. About 37 acres can be converted to crop land.



## Tract 2

20 acres, m/l – This tract fronts on Highway 87 on the east and Gier Road on the south; the southeast part of the farm. The old barn lot is in the northeast corner. This tract lays high on the north side and west end, rolling back to the south-center/southeast corner. This has Maplewood silt loam soils, some 2-5% and some 5-9% eroded. This tract has limited crop land but is a good hay/pasture tract and an EXCELLENT BUILDING SITE. Co-MO Electric service/



### Property Location

The Stroessner farm is 1 ½ miles South of High Point (junction of Highway 87 and Route C), on Highway 87 and Gier Road. This is 13 miles south of California, MO (Highway 50) and 16 miles north of Eldon, MO. (Highway 52/54).

### Property Description

The farm consists of 120 acres, more or less. It lies on the west side of Highway 87 and the north side of Gier Road—a Mile of Road Frontage.

