

Open House Saturday, November 29th 10:00 AM to Noon

Bidding Ends Tuesday, December 16th at 10:00 AM

667.4± Acres offered in 8 Tracts! Highly Productive Farmland and Farmstead!

Trophy Properties and Auction is pleased to present the Edward and Gertrude Sprock farm for public auction—a rare opportunity, as parts of this farm have not been available for sale for nearly 50 years. Large, highly tillable, all-contiguous tracts of 500± acres or more are seldom found in Audrain County, making this offering especially unique. Located less than 5 miles from the Laddonia Poet Ethanol Plant, the Sprock farm features nearly 3 miles of road frontage, an excellent location, well-maintained cropland, and a quality set of buildings. Shown as Tracts 1-6 on the map, purchase part of this farm or keep it all together for one nice large farm.

Along with the large tract of land, the Sprock farm also offers two other smaller tracts of land, 87± acres and 80± acres, that are located South of Vandalia. Shown on the map as Tracts 7 and 8, both are highly tillable tracts, one with some hunting appeal, that would be a great addition to your current farming operation or portfolio.

Farms in this area rarely come up for sale. Make this one yours!

For more information call or text **Mike Sharpe 573-721-0944** or **Elizabeth Hopke 573-473-0501**.

Tract 1: 6± Acres with Highway K frontage. The set of buildings includes a 3-bedroom/2-bathroom home, a 5,100± square foot Morton building with full concrete floor, a 56' x 96' steel building with partial concrete floor, a 42' x 45' insulated and heated shop building, and nearly 50,000 bushels in grain storage. House and Sheds have newly protected Conklin roof and all structures have been very well maintained.

Tract 2: 105.5± Acres with approximately 96.5 tillable acres and Highway K frontage on West border. Over 90% tillable. Soils are mostly Mexico, Armstrong, Twomile, and Leonard.

Tract 3: 120.9± Acres with approximately 115.4 tillable acres with Highway K frontage. Over 95% tillable. A great tract of cropland. Soils are mostly Mexico Silt Loam.

Tract 4: 34.9± Acres with approximately 31.2 tillable acres with Highway K and Audrain Road 524 frontage. Over 90% tillable. Soils are Leonard, Armstrong, and Twomile.

Tract 5: 175.7± Acres with approximately 163 tillable acres with Audrain Road 524 on the North border and Audrain Road 541 frontage on the East border. Well over 90% tillable. Soils are mostly Mexico with some Leonard, Armstrong, Chariton and Twomile.

Tract 6: 57.4± Acres with approximately 55 tillable acres with Audrain Road 541 on the East border and Audrain Road 539 on part of the South border. Over 95% tillable. Vast majority of soils are Mexico with a small amount of Leonard and Armstrong. One of the better tracts around.

Tract 7: 87± Acres with approximately 77.3 tillable acres with Highway K on the West and South borders. Nearly 90% tillable. Soils are mostly Chariton with some Leonard, Gifford, and Armstrong. Perfectly draining farm with some hunting potential.

Tract 8: 80± Acres with approximately 73 tillable acres with Highway K on the North border and Audrain Road 636 on the South border. Nearly 100% tillable soils of Mexico Silt Loam. A great tillable tract.

Auction Terms & Conditions

1. PROCEDURE: Bidding ends Tuesday, December 16, 2025, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes on each tract.
2. BUYERS PREMIUM: 5% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Wednesday, December 17, 2025 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.
4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.
5. BIDDING: Once submitted, a bid cannot be retracted.
6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, January 22, 2026.
7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.
8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).
9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.
10. REAL ESTATE TAXES: The 2026 Real Estate taxes to be paid by the Buyer(s).
11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

12. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.