



TRACT 1:
A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 3, Township 51 North, Range 6 West of the fifth principal meridian, Audrain County, Missouri, being more particularly described as follows:
commencing at a cotton gin spike marking the Southwest corner of the Northwest Quarter of said Section 3; thence along the South line of said Northwest Quarter, South 89 degrees 15 minutes 47 seconds East, a distance of 43.22 feet to an iron rod on the Easterly right-of-way of Route K; thence along said right-of-way the following two courses, North 02 degrees 35 minutes 07 seconds West, a distance of 75.34 feet to an iron rod; thence North 00 degrees 16 minutes 38 seconds East, a distance of 507.06 feet to the POINT OF BEGINNING; thence continuing along said right-of-way, North 00 degrees 16 minutes 38 seconds East, a distance of 433.00 feet to an iron rod; thence leaving said right-of-way, South 89 degrees 15 minutes 47 seconds East, a distance of 603.95 feet to an iron rod; thence South 00 degrees 16 minutes 38 seconds West, a distance of 433.00 feet to an iron rod; thence North 89 degrees 15 minutes 47 seconds West, a distance of 603.95 feet to the POINT OF BEGINNING, containing 6.0 acres. Subject to any easements of record or not of record, if any.

TRACT 2:
A tract of land being part of Section 3, Township 51 North, Range 6 West of the fifth principal meridian, Audrain County, Missouri, being more particularly described as follows:
commencing at a cotton gin spike marking the Southwest corner of the Northwest Quarter of said Section 3; thence along the South line of said Northwest Quarter, South 89 degrees 15 minutes 47 seconds East, a distance of 43.22 feet to an iron rod on the Easterly right-of-way of Route K; thence along said right-of-way the following two courses, North 02 degrees 35 minutes 07 seconds West, a distance of 75.34 feet to an iron rod; thence North 00 degrees 16 minutes 38 seconds East, a distance of 940.06 feet to the POINT OF BEGINNING; thence continuing along said right-of-way, North 00 degrees 16 minutes 38 seconds East, a distance of 440.75 feet to a point at the centerline of a drainage ditch being 20.00 feet North 00 degrees 16 minutes 38 seconds East of an iron rod; thence along said centerline the following

fourteen courses, North 67 degrees 32 minutes 16 seconds East, a distance of 100.14 feet; thence North 42 degrees 30 minutes 24 seconds East, a distance of 99.77 feet; thence North 57 degrees 43 minutes 19 seconds East, a distance of 7.56 feet; thence North 36 degrees 58 minutes 53 seconds East, a distance of 188.99 feet; thence North 10 degrees 36 minutes 13 seconds West, a distance of 207.29 feet; thence North 52 degrees 22 minutes 57 seconds East, a distance of 47.66 feet; thence North 87 degrees 56 minutes 34 seconds East, a distance of 217.29 feet; thence North 89 degrees 29 minutes 06 seconds East, a distance of 202.70 feet; thence North 47 degrees 53 minutes 43 seconds East, a distance of 7.12 feet; thence North 87 degrees 38 minutes 56 seconds East, a distance of 47.82 feet; thence South 72 degrees 56 minutes 42 seconds East, a distance of 190.20 feet; thence South 88 degrees 06 minutes 20 seconds East, a distance of 93.71 feet; thence North 71 degrees 36 minutes 59 seconds East, a distance of 352.28 feet; thence North 69 degrees 57 minutes 50 seconds East, a distance of 67.62 feet; thence along a second drainage ditch the following thirty-six courses South 12 degrees 02 minutes 20 seconds East, a distance of 37.25 feet; thence South 35 degrees 12 minutes 13 seconds East, a distance of 100.12 feet; thence South 25 degrees 34 minutes 07 seconds East, a distance of 168.27 feet; thence South 53 degrees 23 minutes 35 seconds East, a distance of 22.68 feet; thence South 85 degrees 12 minutes 45 seconds East, a distance of 156.71 feet; thence South 52 degrees 02 minutes 44 seconds East, a distance of 112.42 feet; thence South 45 degrees 09 minutes 57 seconds East, a distance of 194.36 feet; thence South 28 degrees 55 minutes 47 seconds East, a distance of 94.18 feet; thence South 80 degrees 56 minutes 57 seconds East, a distance of 130.53 feet; thence South 74 degrees 59 minutes 46 seconds East, a distance of 43.27 feet; thence South 66 degrees 29 minutes 44 seconds East, a distance of 118.40 feet; thence South 79 degrees 04 minutes 05 seconds East, a distance of 34.01 feet; thence South 19 degrees 07 minutes 28 seconds East, a distance of 90.39 feet; thence South 58 degrees 02 minutes 10 seconds East, a distance of 61.85 feet; thence South 71 degrees 04 minutes 51 seconds East, a distance of 84.16 feet; thence South 02 degrees 37 minutes 47 seconds West, a distance of 58.77 feet; thence South 33 degrees 28 minutes 22 seconds East, a distance of 92.06 feet; thence South 66 degrees 50 minutes 43 seconds West, a distance of 61.39 feet; thence South 24 degrees 50 minutes 37 seconds East, a distance of 59.95 feet; thence South 37 degrees 58 minutes 44 seconds West, a distance of 64.06 feet; thence South 02 degrees 30 minutes 28 seconds East, a distance of 105.15 feet; thence South 46 degrees 18 minutes 44 seconds East, a distance of 70.27 feet; thence South 05 degrees 16 minutes 21 seconds East, a distance of 99.20 feet; thence South 50 degrees 53 minutes 18 seconds East, a distance of 57.25 feet; thence South 68 degrees 37 minutes 34 seconds East, a distance of 96.41 feet; thence South 56 degrees 48 minutes 31 seconds West, a distance of 96.18 feet; thence South 20 degrees 21 minutes 44 seconds East, a distance of 102.97 feet; thence South 03 degrees 55 minutes 57 seconds West, a distance of 64.50 feet; thence South 47 degrees 25 minutes 28 seconds East, a distance of 43.00 feet; thence South 34 degrees 32 minutes 01 seconds West, a distance of 36.46 feet; thence South 50 degrees 40 minutes 38 seconds East, a distance of 37.75 feet; thence North 53 degrees 39 minutes 02 seconds East, a distance of 34.01 feet; thence South 21 degrees 22 minutes 12 seconds East, a distance of 54.00 feet; thence South 14 degrees 11 minutes 40 seconds West, a distance of 80.00 feet; thence South 00 degrees 07 minutes 24 seconds East, a distance of 117.53 feet; thence South 09 degrees 56 minutes 04 seconds East, a distance of 122.29 feet to a point being 30.00 feet North 69 degrees 07 minutes 00 seconds East of an iron rod; thence leaving said centerline, South 69 degrees 07 minutes 00 seconds West, a distance of 400.81 feet to an iron rod; thence South 77 degrees 01 minutes 34 seconds West, a distance of 218.24 feet to an iron rod; thence South 89 degrees 33 minutes 12 seconds West, a distance of 951.00 feet to an iron rod; thence North 24 degrees 13 minutes 35 seconds West, a distance of 207.76 feet to an iron rod; thence North 81 degrees 43 minutes 16 seconds West, a distance of 299.83 feet to an iron rod; thence North 01 degrees 38 minutes 52 seconds East, a distance of 405.07 feet to an iron rod; thence North 89 degrees 15 minutes 47 seconds West, a distance of 566.06 feet to an iron rod; thence North 00 degrees 16 minutes 38 seconds East, a distance of 433.00 feet to an iron rod; thence North 89 degrees 15 minutes 47 seconds West, a distance of 603.95 feet to the POINT OF BEGINNING, containing 105.5 acres. Subject to any easements of record or not of record, if any.

TRACT 3:
A tract of land being part of Section 3, Township 51 North, Range 6 West of the fifth principal meridian, Audrain county, Missouri, being more particularly described as follows:
Commencing at a cotton gin spike marking the Southwest corner of the Northwest Quarter of said Section 3; thence along the South line of said Northwest Quarter, South 89 degrees 15 minutes 47 seconds East, a distance of 43.22 feet to an iron rod on the Easterly right-of-way of Route K and the POINT OF BEGINNING; thence along said right-of-way the following two courses, North 02 degrees 35 minutes 07 seconds West, a distance of 75.34 feet to an iron rod; thence North 00 degrees 16 minutes 38 seconds East, a distance of 507.06 feet to an iron rod; thence leaving said right-of-way, South 89 degrees 15 minutes 47 seconds East, a distance of 1170.01 feet to an iron rod; thence South 01 degrees 38 minutes 52 seconds West, a distance of 405.07 feet to an iron rod; thence South 81 degrees 43 minutes 16 seconds East, a distance of 299.83 feet to an iron rod; thence South 24 degrees 13 minutes 35 seconds East, a distance of 207.76 feet to an iron rod; thence North 89 degrees 33 minutes 12 seconds East, a distance of 951.00 feet to an iron rod; thence North 77 degrees 01 minutes 34 seconds East, a distance of 218.24 feet to an iron rod; thence North 69 degrees 07 minutes 00 seconds East, a distance of 400.81 feet to a point at the centerline of a drainage ditch being 30.00 feet North 9 degrees 07 minutes 00 seconds East of an iron rod; thence along said centerline the following eleven courses, South 1 degrees 19 minutes 47 seconds East, a distance of 109.39 feet; thence South 21 degrees 52 minutes 40 seconds East, a distance of 63.19 feet; thence South 29 degrees 32 minutes 02 seconds East, a distance of 338.07 feet; thence South 45 degrees 57 minutes 57 seconds East, a distance of 115.94 feet; thence South 25 degrees 11 minutes 29 seconds East, a distance of 44.95 feet; thence South 16 degrees 48 minutes 07 seconds East, a distance of 386.24 feet; thence South 07 degrees 44 minutes 10 seconds West, a distance of 78.11 feet; thence South 48 degrees 48 minutes 33 seconds West, a distance of 153.01 feet; thence South 41 degrees 52 minutes 03 seconds West, a distance of 46.35 feet; thence South 14 degrees 48 minutes 31 seconds West, a distance of 81.39 feet; thence South 05 degrees 21 minutes 01 seconds East, a distance of 275.55 feet to a point on the South line of the Northwest Quarter of the Southeast Quarter of said Section 3; thence along the South line of the Northwest Quarter of the Southeast Quarter and the North Half of the Southwest Quarter of said Section 3, North 89 degrees 20 minutes 14 seconds West, a distance of 3380.30 feet to an iron rod on the Easterly right-of-way of Route K; thence along said right-of-way the following four courses, North 00 degrees 16 minutes 38 seconds East, a distance of 768.57 feet to an iron rod; thence North 03 degrees 08 minutes 23 seconds East, a distance of 100.13 feet to an iron rod; thence North 00 degrees 16 minutes 38 seconds East, a distance of 450.01 feet to an iron rod; thence North 02 degrees 35 minutes 07 seconds West, a distance of 24.79 feet to the POINT OF BEGINNING, containing 120.9 acres. Subject to any easements of record or not of record, if any.

ACT 4:
part of land being part of the Northwest Quarter of Section 3, Township 51 North, Range 6 West of the fifth
principal meridian, Audrain County, Missouri, being more particularly described as follows:
commencing at an iron rod marking the Northwest corner of said Section 3; thence along the North line of said
Section 3, South 88 degrees 43 minutes 08 seconds East, a distance of 26.00 feet to an iron rod and the POINT OF
BEGINNING; thence continuing, South 88 degrees 43 minutes 08 seconds East, a distance of 2160.89 feet to a plus
concrete; thence along the centerline of a drainage ditch the following seventeen courses, South 31 degrees 37
minutes 19 seconds West, a distance of 413.28 feet; thence South 03 degrees 09 minutes 38 seconds West, a distance
of 30.99 feet; thence South 58 degrees 42 minutes 01 seconds West, a distance of 151.32 feet; thence South 69
degrees 57 minutes 50 seconds West, a distance of 67.62 feet; thence South 71 degrees 36 minutes 59 seconds West,
a distance of 352.28 feet; thence North 88 degrees 06 minutes 20 seconds West, a distance of 293.71 feet; thence
South 72 degrees 56 minutes 42 seconds West, a distance of 190.20 feet; thence South 87 degrees 38 minutes 56
seconds West, a distance of 47.82 feet; thence South 47 degrees 53 minutes 43 seconds West, a distance of 77.12
feet; thence South 89 degrees 29 minutes 06 seconds West, a distance of 202.70 feet; thence South 87 degrees 56
minutes 34 seconds West, a distance of 217.29 feet; thence South 52 degrees 22 minutes 57 seconds West, a distance
of 47.66 feet; thence South 10 degrees 36 minutes 13 seconds East, a distance of 207.29 feet; thence South 36
degrees 58 minutes 53 seconds West, a distance of 188.99 feet; thence South 57 degrees 43 minutes 19 seconds
West, a distance of 57.56 feet; thence South 42 degrees 30 minutes 24 seconds West, a distance of 99.77 feet; thence
South 67 degrees 32 minutes 16 seconds West, a distance of 100.14 feet to a point on the Easterly right-of-way of
Route K being 30.00 feet South 00 degrees 16 minutes 38 seconds West, of an iron rod; thence along said right of
way the following three courses, North 00 degrees 16 minutes 38 seconds East, a distance of 764.13 feet to an iron
rod; thence along the arc of a curve to the left, having a radius of 612.97 feet, for a length of 142.39 feet (chord =
"22'40"W - 142.07") to an iron rod; thence North 00 degrees 33 minutes 31 seconds East, a distance of 423.80
feet to the POINT OF BEGINNING, containing 34.9 acres. Subject to that part currently being used for public
right-of-way and any easements of record or not of record, if any.

ACT 5:
part of land being part of Section 3, Township 51 North, Range 6 West of the fifth principal meridian, Audrain County, Missouri, being more particularly described as follows:
beginning at an iron pipe marking the Northeast corner of said Section 3; thence along the East line of said Section 3 South 00 degrees 26 minutes 00 seconds West, a distance of 2800.59 feet to an iron rod; thence South 89 degrees 58 seconds West, a distance of 1020.55 feet to an iron rod; thence North 72 degrees 25 minutes 57 seconds West, a distance of 255.30 feet to an iron rod; thence North 80 degrees 01 minutes 31 seconds West, a distance of 346.04 feet to an iron rod; thence North 84 degrees 53 minutes 44 seconds West, a distance of 501.25 feet to an iron rod; thence North 88 degrees 08 minutes 40 seconds West, a distance of 94.47 feet to a point at the centerline of a drainage ditch being 30.00 feet North 88 degrees 08 minutes 40 seconds West of an iron rod; thence along said centerline the following thirty-seven courses, North 21 degrees 19 minutes 47 seconds West, a distance of 39 feet; thence North 09 degrees 56 minutes 04 seconds West, a distance of 122.29 feet; thence North 00 degrees 07 minutes 24 seconds West, a distance of 117.53 feet; thence North 14 degrees 11 minutes 40 seconds East, a distance of 80.00 feet; thence North 21 degrees 22 minutes 12 seconds West, a distance of 54.00 feet; thence South 39 degrees 39 minutes 02 seconds West, a distance of 34.01 feet; thence North 50 degrees 40 minutes 38 seconds West, a distance of 37.75 feet; thence North 34 degrees 32 minutes 01 seconds East, a distance of 36.46 feet; thence North 47 degrees 25 minutes 28 seconds West, a distance of 43.00 feet; thence North 03 degrees 55 minutes 57 seconds East, a distance of 64.50 feet; thence North 20 degrees 21 minutes 44 seconds West, a distance of 102.97 feet; thence North 56 degrees 48 minutes 31 seconds East, a distance of 96.18 feet; thence North 68 degrees 37 minutes 34 seconds West, a distance of 96.41 feet; thence North 50 degrees 53 minutes 18 seconds West, a distance of 7.25 feet; thence North 05 degrees 16 minutes 21 seconds West, a distance of 99.20 feet; thence North 46 degrees 18 minutes 44 seconds West, a distance of 70.27 feet; thence North 02 degrees 30 minutes 28 seconds West, a distance of 105.15 feet; thence North 37 degrees 58 minutes 44 seconds East, a distance of 64.06 feet; thence North 24 degrees 50 minutes 37 seconds West, a distance of 59.95 feet; thence North 66 degrees 50 minutes 43 seconds East, a distance of 61.39 feet; thence North 33 degrees 28 minutes 22 seconds West, a distance of 92.06 feet; thence North 02 degrees 37 minutes 47 seconds East, a distance of 58.77 feet; thence North 71 degrees 04 minutes 51 seconds West, a distance of 84.16 feet; thence North 58 degrees 02 minutes 10 seconds West, a distance of 1.85 feet; thence North 19 degrees 07 minutes 28 seconds West, a distance of 90.39 feet; thence North 79 degrees 04 minutes 05 seconds West, a distance of 34.01 feet; thence North 66 degrees 29 minutes 44 seconds West, a distance of 118.40 feet; thence North 74 degrees 59 minutes 46 seconds West, a distance of 43.27 feet; thence North 80 degrees 56 minutes 57 seconds West, a distance of 130.53 feet; thence North 28 degrees 55 minutes 47 seconds West, a distance of 94.18 feet; thence North 45 degrees 09 minutes 57 seconds West, a distance of 194.36 feet; thence North 52 degrees 02 minutes 44 seconds West, a distance of 112.42 feet; thence North 85 degrees 12 minutes 45 seconds West, a distance of 156.71 feet; thence North 53 degrees 23 minutes 35 seconds West, a distance of 2.68 feet; thence North 25 degrees 34 minutes 07 seconds West, a distance of 168.27 feet; thence North 35 degrees 12 minutes 13 seconds West, a distance of 100.12 feet; thence North 12 degrees 02 minutes 20 seconds West, a distance of 37.25 feet; thence along the centerline of a second drainage ditch, North 58 degrees 42 minutes 2 seconds East, a distance of 151.32 feet; thence North 03 degrees 09 minutes 38 seconds East, a distance of 130.99 feet; thence North 31 degrees 37 minutes 19 seconds East, a distance of 413.28 feet to an iron rod on the North line of said Section 3; thence South 88 degrees 43 minutes 08 seconds East, a distance of 715.53 feet to an iron rod marking the Southwest corner of the Southeast Quarter of Section 34, Township 52 North, Range 6 West; thence South 88 degrees 18 minutes 32 seconds East, a distance of 2466.84 feet to the POINT OF BEGINNING, containing 7 acres. Subject to that part currently being used for public roadway and any easements of record or not of record.

ACT 6:
part of land being part of the East Half of Section 3, Township 51 North, Range 6 West of the fifth principal
Division, Audrain County, Missouri, being more particularly described as follows:
beginning at an iron rod marking the Southeast corner of the Northeast Quarter of the Southeast Quarter of said
Section 3; thence North 89 degrees 28 minutes 31 seconds West, a distance of 1336.15 feet to an iron rod at the
Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 3; thence along the South line of
the Northwest Quarter of the Southeast Quarter of said Section 3, North 89 degrees 20 minutes 14 seconds West, a
distance of 600.29 feet to the centerline of a drainage ditch being 30.00 feet North 89 degrees 20 minutes 14 seconds
West of an iron rod; thence along said centerline the following ten courses, North 05 degrees 21 minutes 01 seconds
West, a distance of 275.55 feet; thence North 14 degrees 48 minutes 31 seconds East, a distance of 81.39 feet;
thence North 41 degrees 52 minutes 03 seconds East, a distance of 46.35 feet; thence North 48 degrees 48 minutes
52 seconds East, a distance of 153.01 feet; thence North 07 degrees 44 minutes 10 seconds East, a distance of 78.11
feet; thence North 16 degrees 48 minutes 07 seconds West, a distance of 386.24 feet; thence North 25 degrees 11
minutes 29 seconds West, a distance of 44.95 feet; thence North 45 degrees 57 minutes 57 seconds West, a distance
of 15.94 feet; thence North 29 degrees 32 minutes 02 seconds West, a distance of 338.07 feet; thence North 21
degrees 52 minutes 40 seconds West, a distance of 63.19 feet to a point being 30.00 feet North 88 degrees 08
minutes 40 seconds West of an iron rod; thence leaving said centerline, South 88 degrees 08 minutes 40 seconds
West, a distance of 94.47 feet to an iron rod; thence South 84 degrees 53 minutes 44 seconds East, a distance of
125 feet to an iron rod; thence South 80 degrees 01 minutes 31 seconds East, a distance of 346.04 feet to an iron
rod; thence South 72 degrees 25 minutes 57 seconds East, a distance of 255.30 feet to an iron rod; thence North 89
degrees 42 minutes 58 seconds East, a distance of 1020.55 feet to an iron rod on the East line of said Section 3;
thence South 00 degrees 26 minutes 00 seconds West, a distance of 1249.15 feet to the POINT OF BEGINNING,
containing 57.4 acres. Subject to that part currently being used for public roadway and any easements of record or
of record, if any.

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99998325.

OPERTIES AND AUCTION
CEMBER 3, 2025
RURAL PROPERTY
DR000237

MENT
ity shown hereon has been
of my knowledge and belief in
urrent Missouri Standards for
surveys.

S:
BORMANN, PLS#2012.
JANES, PLS#2004017826.
; WALKER, PLS#2014000200.
2021DR003110; JANES, PLS#2004017826.
2021DR003109; JANES, PLS#2004017826.
JANES, PLS#2004017826.
ALLASH, PLS#2440
(R) (D) (GLO) 0 
BEARING

- FOUND IRON PIN
- FOUND STONE
- RIGHT-OF-WAY MARKER
- 5/8" REBAR W/SCHAEFER CAP
- COTTON GIN SPIKE
- WOOD POST
- MEASURED
- RECORD
- DEED
- ORIGINAL GLO DISTANCE



400 800

1 INCH = 400 FEET

IGS ARE MISSOURI CENTRAL
BASED ON GPS OBSERVATION