

**SECTIONS 1 AND 12  
TOWNSHIP 46 NORTH  
RANGE 1 WEST  
WARREN COUNTY, MO.**

This survey reflects the boundary lines for the 344 acres as one parcel. The individual tracts will not be surveyed until after the auction, though the approximate location of the boundaries at the roads have been marked with lime green tape.

Any need for a survey will be at the Sellers' discretion. A new survey will be provided for any tract that does not have an existing legal description, and the cost will be equally shared between the Buyer(s) and the Sellers.

- Tract 1---\$1400.00
- Tract 2---\$1400.00
- Tract 3---\$1400.00
- Tract 4---\$1500.00
- Tract 5---\$1800.00
- Tract 6---\$1500.00
- Tract 7---\$1500.00
- Tract 8---\$1400.00
- Tract 9---\$1400.00
- Tract 10---\$1620.00
- Tract 11---\$1400.00
- Tract 12---\$1400.00
- Tract 13---\$1500.00
- Tract 14---\$1500.00

Larry P. Bade PLS 1434  
Lewis-Bade, Inc.  
101 East Walton St.  
Warrenton, Mo. 63383  
636-456-2615

**10.00 AC. TRACT**

A tract of land being part of the Southeast Quarter of Section 1, Township 46 North, Range 1 West, Warren County, Missouri and being described as follows: Commencing at a concrete right of way marker at the intersection of the South line of Section 1 and the West line of Missouri State Highway "T"; thence along the West line of Missouri State Highway "T", North 01°-08' East 1508.41 feet; thence North 88°-52' West 5.00 feet; thence North 01°-08' East 160.00 feet to a concrete right of way marker; thence South 88°-52' East 5.00 feet; thence North 01°-08' East 110.19 feet to an iron rod at the place of beginning of the said tract of land; thence North 88°-45' West 662.09 feet to a corner in a pond; thence North 01°-08' East 661.32 feet to an iron rod; thence along the South line of Missouri State Highway "OO", South 88°-46' East 591.98 feet to an old iron rod; thence along the West line of Missouri State Highway "T", South 43°-46' East 99.33 feet to an old iron rod; thence South 01°-08' West 591.32 feet to the place of beginning and containing 10.00 acres, more or less.

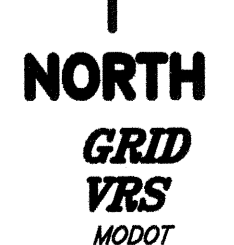
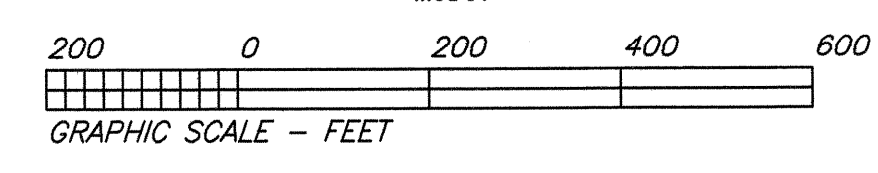
**344.80 AC. TRACT**

A tract of land being part of the Southeast Quarter of Section 1, part of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, and all of the Northwest Quarter of the Southeast Quarter of Section 12, all in Township 46 North, Range 1 West, Warren County, Missouri and being described as follows: Beginning at an old iron rod by a stone at the Southeast corner of the Northwest Quarter of the Southeast Quarter; thence along the South line of the Northwest Quarter of the Southeast Quarter, South 88°-53' West 1330.53 feet; thence along the West line of the Northwest Quarter of the Southeast Quarter, North 00°-28' East 1349.08 feet to an iron rod; thence along the South line of the Southeast Quarter of the Northwest Quarter, South 88°-52' West 130.13 feet; thence in the county road, North 46°-10' West 48.08 feet; thence North 00°-08' West 421.48 feet; thence North 01°-14' East 796.29 feet to an old iron rod; thence along the North line of the Southeast Quarter of the Northwest Quarter, South 89°-44' East 158.80 feet to an iron rod; thence along the West line of the Northeast Quarter, North 01°-32' East 1442.70 feet; thence along the West line of the Southeast Quarter of Section 1, North 01°-11' East 1297.04 feet to an old iron rod; thence North 89°-13' East 105.84 feet to an old iron rod; thence, in the county road, North 21°-47' East 106.04 feet; thence North 03°-14' East 1165.33 feet to an old iron rod; thence along the South line of Missouri State Highway "OO", South 88°-43' East 141.24 feet; thence South 83°-01' East 50.25 feet; thence North 85°-34' East 50.25 feet; thence South 88°-46' East 1536.64 feet to an iron rod; thence leaving the said South line of Missouri State Highway "OO", South 01°-08' West 661.32 feet to a corner in a pond; thence South 88°-45' East 662.09 feet to an iron rod; thence along the West line of Missouri State Highway "T", South 01°-08' West 110.19 feet; thence North 88°-52' West 5.00 feet to a concrete right of way marker; thence South 01°-08' West 1518.41 feet to a concrete right of way marker at point "A"; thence South 00°-50' West 1380.20 feet; thence South 00°-21' West 1320.28 feet to an old iron rod; thence along the South line of the Northeast Quarter, South 89°-06' West 1313.31 feet to an old iron rod; thence along the East line of the Northwest Quarter of the Southeast Quarter, South 00°-44' West 1349.66 feet to the place of beginning and containing 345.80 acres, more or less. EXCEPT, a tract of land commencing at point "A", thence South 88°-29' West 50.09 feet to an old iron rod at the place of beginning of the said tract of land; thence South 88°-29' West 170.82 feet to an old iron rod; thence North 01°-06' East 255.00 feet to an old iron rod; thence North 89°-29' East 170.82 feet to an old iron rod; thence South 01°-06' West 255.00 feet to the place of beginning and containing 1.00 acres, more or less. Leaving a balance of 344.80 acres, more or less. EXCEPT, a 1/4 acre graveyard.

04-06-2017

THIS IS TO CERTIFY THAT AT THE REQUEST OF BALDUCCI ACRES LLC WE HAVE MADE A SURVEY AS SHOWN ABOVE AND THAT IT REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI STATE LAND SURVEYOR. ROBERT L. LEWIS PROFESSIONAL LAND SURVEYOR NO. 1004 WARREN COUNTY SURVEYOR

BOUNDARY SURVEY			
CLASS OF SURVEY--RURAL SUBJECT TO: EASEMENTS OF RECORD			
Lewis-Bade Inc. Professional Land Surveyors and Professional Engineers			
PHONE (636) 456-2615 101 EAST WALTON WARRENTON, MO. 63383			
SURVEYED BY	DATE	REVISIONS	
MAX, TOM	MARCH-APRIL 2017		
DRAWN BY:	CHECKED BY:	SCALE	FILE
LARRY		1"=200'	17043



NW1/4 SE1/4

NE1/4

344.80 AC.

SECTION 1  
SECTION 12

SE1/4

10.00 AC.