

DESCRIPTION OF TRACT 1: THE SOUTHEAST FOURTH OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE CORNER COMMON TO SECTIONS 20, 21, 28, 29;  
 THENCE ALONG THE LINE BETWEEN SECTIONS 20 & 29, N88°36'32"W A DISTANCE OF 1333.07' TO AN IRON ROD FOUND AT THE EAST 1/16 CORNER COMMON TO SAID SECTIONS;  
 THENCE ALONG THE EAST 1/16 LINE OF SECTION 20, N01°25'02"E A DISTANCE OF 1321.03' TO AN IRON ROD FOUND AT THE SOUTHEAST 1/16 CORNER;  
 THENCE ALONG THE SOUTH 1/16 LINE OF SECTION 20, S88°40'21"E A DISTANCE OF 1331.20' TO AN IRON ROD FOUND AT THE SOUTH 1/16 CORNER COMMON TO SECTIONS 20 & 21;  
 THENCE CONTINUE ALONG THE SOUTH 1/16 LINE OF SECTION 21, S88°46'11"E A DISTANCE OF 50.79' TO AN IRON ROD SET IN A FENCE LINE;  
 THENCE ALONG SAID FENCE LINE AS FOLLOWS: S01°06'24"W A DISTANCE OF 712.26' TO A CORNER POST;  
 THENCE S33°36'47"W A DISTANCE OF 16.07' TO A CORNER POST;  
 THENCE S01°51'08"W A DISTANCE OF 596.26' TO AN IRON ROD SET ON THE LINE BETWEEN SECTIONS 21 & 28;  
 THENCE ALONG SAID LINE, N89°24'27"W A DISTANCE OF 39.68' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 41.9 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT 2: ALL THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21 LYING WEST OF THE ABANDONED WABASH RAILROAD, TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE LINE BETWEEN SECTIONS 21 & 28, FROM WHENCE AN IRON ROD FOUND AT THE CORNER COMMON TO SECTIONS 20, 21, 28, 29 BEARS N89°24'27"W A DISTANCE OF 39.68';  
 THENCE ALONG SAID LINE, S89°24'27"E A DISTANCE OF 1215.91' TO AN IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF AN ABANDONED RAILROAD;  
 THENCE ALONG SAID RIGHT OF WAY, N01°24'29"E A DISTANCE OF 324.43' TO AN IRON ROD FOUND;  
 THENCE 538.84' ALONG AN ARC TO THE RIGHT, WITH A RADIUS OF 3044.89', AND A CHORD THAT BEARS N06°28'40"E, A DISTANCE OF 538.14' TO AN IRON ROD FOUND;  
 THENCE N11°32'51"E A DISTANCE OF 456.03' TO AN IRON ROD FOUND ON THE SOUTH 1/16 LINE OF SECTION 21;  
 THENCE ALONG SAID LINE, N88°46'11"W A DISTANCE OF 1294.50' TO AN IRON ROD SET IN A FENCE LINE;  
 THENCE ALONG SAID FENCE LINE AS FOLLOWS: S01°06'24"W A DISTANCE OF 712.26' TO A CORNER POST;  
 THENCE S33°36'47"W A DISTANCE OF 16.07' TO A CORNER POST;  
 THENCE S01°51'08"W A DISTANCE OF 596.26' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 36.4 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT 4: A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE CORNER COMMON TO SECTIONS 20, 21, 28, 29;  
 THENCE ALONG THE LINE BETWEEN SECTIONS 21 & 28, S89°24'27"E A DISTANCE OF 1323.52' TO AN IRON ROD FOUND ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 63;  
 THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: S01°24'29"W A DISTANCE OF 2158.42' TO AN IRON ROD FOUND;  
 THENCE S44°09'46"W A DISTANCE OF 100.17' TO AN IRON ROD FOUND;  
 THENCE S01°31'22"E A DISTANCE OF 391.17' TO A RIGHT OF WAY MARKER;  
 THENCE S01°06'47"W A DISTANCE OF 31.20' TO A POINT ON THE MID LINE OF SECTION 28;  
 THENCE ALONG SAID LINE, N88°53'13"W A DISTANCE OF 1285.18' TO AN IRON ROD FOUND AT THE 1/4 CORNER COMMON TO SECTIONS 28 & 29;  
 THENCE ALONG THE MID LINE OF SECTION 29, N88°14'55"W A DISTANCE OF 204.98' TO AN IRON ROD SET AT THE SOUTHERLY PROLONGATION OF A FENCE LINE;  
 THENCE ALONG SAID FENCE LINE AS FOLLOWS: N02°32'37"E A DISTANCE OF 697.03' TO A GATE POST;  
 THENCE N02°58'23"E A DISTANCE OF 1426.18' TO AN IRON ROD SET;  
 THENCE N02°29'41"E A DISTANCE OF 517.88' TO AN IRON ROD SET ON THE LINE BETWEEN SECTIONS 20 & 29;  
 THENCE ALONG SAID LINE, S88°36'32"E A DISTANCE OF 152.00' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 90.9 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT 3: A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE LINE BETWEEN SECTIONS 20 & 29, FROM WHENCE A FOUND IRON ROD AT THE CORNER COMMON TO SECTIONS 20, 21, 28 & 29 BEARS S88°36'32"E A DISTANCE OF 152.00';  
 THENCE ALONG THE LINE BETWEEN SECTIONS 20 & 29, N88°36'32"W A DISTANCE OF 1333.07' TO AN IRON ROD FOUND AT THE EAST 1/16 CORNER COMMON TO SAID SECTIONS;  
 THENCE ALONG THE EAST 1/16 LINE OF SECTION 29, S01°36'36"W A DISTANCE OF 2633.25' TO AN IRON ROD FOUND AT THE CENTER-EAST 1/16 CORNER;  
 THENCE ALONG THE MID LINE, S88°14'55"E A DISTANCE OF 327.78' TO AN IRON ROD SET;  
 THENCE LEAVING SAID LINE, N01°36'36"E A DISTANCE OF 539.95' TO AN IRON ROD SET;  
 THENCE S88°14'55"E A DISTANCE OF 808.80' TO AN IRON ROD SET IN A FENCE LINE;  
 THENCE ALONG SAID FENCE LINE AS FOLLOWS: N02°32'37"E A DISTANCE OF 157.03' TO A GATE POST;  
 THENCE N02°58'23"E A DISTANCE OF 1426.18' TO AN IRON ROD SET;  
 THENCE N02°29'41"E A DISTANCE OF 517.88' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 59.9 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT A: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE MID LINE OF SECTION 29, FROM WHENCE AN IRON ROD FOUND AT THE 1/4 CORNER COMMON TO SECTIONS 28 & 29, BEARS S88°14'55"E A DISTANCE OF 204.98';  
 THENCE ALONG SAID MID LINE, N88°14'55"W A DISTANCE OF 800.00' TO AN IRON ROD SET;  
 THENCE LEAVING SAID LINE, N01°36'36"E A DISTANCE OF 539.95' TO AN IRON ROD SET;  
 THENCE S88°14'55"E A DISTANCE OF 808.80' TO AN IRON ROD SET IN A FENCE LINE;  
 THENCE ALONG SAID LINE, S02°32'37"W A DISTANCE OF 540.00' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 10.0 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF DRAINAGE EASEMENT: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

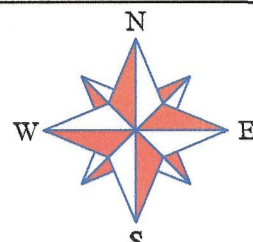
COMMENCING AT AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREOF DESCRIBED TRACT A;

THENCE ALONG THE EAST LINE OF SAID TRACT, N02°32'50"E A DISTANCE OF 184.76' TO THE POINT OF BEGINNING OF THE DESCRIPTION HEREIN TO WIT:

THENCE CONTINUE N02°32'27"E A DISTANCE OF 222.23';  
 THENCE S46°39'03"E A DISTANCE OF 265.85';  
 THENCE S78°59'37"W A DISTANCE OF 206.98' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 0.5 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

SPACE RESERVED FOR COUNTY RECORDER



BEARINGS ARE ASSUMED RURAL CLASS PROPERTY

CLEAVER AND ASSOCIATES, LLC.  
 P.O. BOX 338, 29331 HWY 63,  
 MACON, MO. 63552  
 TELEPHONE (660) 239-4403  
 cleaverandassociates@gmail.com

SCALE: 1" = 300'  
 600  
 300  
 150

- LEGEND
- SET MONUMENT
  - FOUND MONUMENT
  - △ RIGHT OF WAY MARKER
  - ▢ STONE MONUMENT
  - ◊ CORNER POST
  - × FENCE LINE
  - OVERHEAD ELECTRIC

PEOPLES LAND CO. / SCOTT GANDER  
 SECTIONS 20, 21, 28, & 29  
 TOWNSHIP 58 NORTH, RANGE 14 WEST  
 MACON COUNTY, MISSOURI

DATE: 12-12-2022  
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 ORDER #: 13462

SURVEYORS NOTE:  
 TRACT A IS NOT PART OF THE AUCTION.

I HEREBY CERTIFY THE SURVEY PLATTED HEREON COMPLIES WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

*Mark W. Robertson*  
 MARK W. ROBERTSON, P.L.S.  
 L.S. # 2008016665

