

W. F. LINKE

R. B. ZIRNHELD

R. B. ZIRNHELD, Inc.

LOANS AND INSURANCE

COUNTRY REAL ESTATE

FARMS • TOWN PROPERTY

WENTZVILLE STATE BANK BUILDING

TELEPHONE 23

WENTZVILLE, MO.

January 22, 1951

Mr. William F. Baggerman
5330 Delmar Blvd.
St. Louis 12, Mo.

Dear Mr. Baggerman:

In connection with the sale to you on September 19, 1950 of the Mt. Pleasant farm, upland parcel, we consider the land to have been valued at \$1,000 on purchase date, the value of the main house on that date to have been \$4,000, barn \$750, cottage adjacent to main house \$500, winery building and attached apartments \$2500, wash house \$100, large chicken house \$100, small chicken house \$50; total \$9,000.

Very truly yours,

R. B. Zirnheld
R. B. ZIRNHELD

8900 *Manahat*

DOANE AGRICULTURAL SERVICE, Inc.

Management, Appraisal, Research, Consultation

SPECIAL

REPORT

To Mr. William F. Baggerman Re: Muench Farm, St. Charles Co., Mo.
5330 Delmar Boulevard Date July 25, 1950
St. Louis, Missouri Office St. Louis JAM:ef

Authorization

Early in July we were visited by Mr. William F. Baggerman who asked that we make an inspection of a property in St. Charles County, Missouri which he was contemplating the possible purchase of. Our inspection of the property was made on July 8; and we gave a verbal report at that time on our findings.

Scope

It was originally intended that we would make a complete appraisal of this property which involved 148 acres including 8 acres of hill land, but it was later decided that you would like for us to give values only on the bottom land area consisting of 140 acres. The scope of this report therefore refers only to this particular part of the farm which does not have any buildings except an old corn crib on it. It should be emphasized that the values which we have given on the property are the approximate appraised value; and they are not what we might arrive at in a final figure if we were to make a detailed appraisal of the property.

Soils

The soils on this property are of an alluvial origin which means that it was deposited by the overflow from the Missouri River. The texture of the soil varies over the area considerably with generally the lighter textured, more sandy soils being closer to the river; and the heavier textured or more clay soils being located closer to the bluff and at the other end of the property. There is much variation in the soils of the property and it is quite mixed. Generally speaking, the soils are quite productive and the main difference lies in the difference in handling due to workability of the soils. All of them will respond well to treatment and the use of more fertilizer and legumes would be quite beneficial.

Drainage

The local residents in the area have reported that this property is well protected by a very high recently constructed levee which lies beyond the boundary of the farm. We are also lead to believe that there is no bonded drainage district indebtedness; and this appraisal was made on this assumption although we suggested to you that it would be well to check this thoroughly before making final negotiations for the purchase of the property.

There are some low lying areas in the property which have a limited drainage outlet; and we suspect that these will not regularly produce crops, but they might be planted into crops which would be primarily grass that would at least improve the appearance of it.

Value

We have made some rough calculations as to value of the property; and they were figured to arrive at an earnings value. Income and expense were calculated as follows:

Gross Income

1/3 of 55A corn @ 40 bu. @ \$1 = \$733
 1/3 of ²⁰40A wheat @ 16 bu. @ 1.30 = 277
 1/3 of ⁴⁵25A SB @ 16 bu. @ 1.80 = 240
 \$1250

9/12/68
 85 bu. @ \$1 1558
 35 bu @ 1.25 291
 30 bu @ 2.50 1125
\$ 2974

Less Expense

Taxes \$350
 Management 75
 Fertilizer and seed 250
 Delivery 75
 \$750
 Net earnings \$500
 Value capitalized @ 5% = \$10000

400
 150
 325
 Music 100
975
 2,000
\$ 974

You will note that we have provided for use of 130 acres whereas there is 140 acres in the property. This may be slightly high unless and until the willows are cleared out in the extreme outer edge of the property. On the other hand, we have been conservative on our estimates, in our opinion, as to what can be expected in the way of yields. The prices used are the approximate values for the past 15 years on the various crops.

The taxes are estimated on the basis of \$1 general tax and \$1.50 per acre drainage maintenance tax per year, or \$2.50 per acre on 140 acres to arrive at the \$350 figure.

On this basis, we have arrived at an earning value of \$10,000 on the property at 5 per cent. We told you earlier that we thought

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the present market value of the property would probably be around 11 to 12 thousand dollars. It was reported to us that asking price on this portion of the property was \$11,000 whereas the portion involving the 8 acres and the buildings was \$9,000 for a total of \$20,000 asking price for the property.

On this basis and on the basis of our calculations, it would appear that this bottom land was worth very close to the asking price on the basis of its earnings value.

It should also be emphasized that the management charge which is inserted in the figuring of the earnings statement is not professional management, but rather a charge which might typically be paid for a typical manager which would not actually be professional management.

General

In the event you should purchase this property, we think that a special management report to you would be in order in which we would analyze the property on the basis of its potentiality and advise of the program which you should follow in the operation of it. This would include a cropping system, fertilizing system, and so forth. Should you be interested in this further service, please feel free to get in touch with us.

This report containing 4 pages is respectfully submitted.

Doane Agricultural Service Inc.
DOANE AGRICULTURAL SERVICE, INC. *JH*

HENRY H. OBERSCHELP

ATTORNEY AT LAW

705 OLIVE ST.

ST. LOUIS, MO.

SALES STATEMENTSALE OF SCHAAF HOME

September 19, 1950 - Sale Price	\$9,000.00	
First Earnest Money to R. B. Zirnheld		50.00
Balance Earnest Money to Henry H. Oberschelp		400.00
U.S.I.R. Stamps		9.90
Balance		<u>8,540.10</u>
	<u>\$9,000.00</u>	<u>\$9,000.00</u>

Received check for \$8540.10
Henry H. Oberschelp
Attorney for SchAAF heirs.

RECEIPT FOR EARNEST MONEY

Wentzville, Mo., July 15, 1950

Received of Margaret Grace Finley

the sum of Fifty & no/100 (\$50.00) - - - - - DOLLARS,

as earnest money and part purchase money on account of the purchase of the following described property, situated in the

County of St. Charles State of Missouri, to-wit:

Seven acres, more or less, together with improvements thereon, located at Augusta, Missouri, and now owned by the Schaaf Estate

which property is this day sold to Margaret Grace Finley for the total sum of Nine Thousand & no/100 (\$9,000.00) - - - - - DOLLARS, payable as follows:

cash, of which the earnest money is a part. DOLLARS cash, and balance

Purchaser to advance an additional \$400.00 earnest money within ten days from date hereof. Sellers to furnish an abstract of title brought to date. The title to said property to be good and merchantable and be conveyed by Warranty Deed free and clear of liens and encumbrances.

Sellers to pay taxes for the year 1950 ~~XXXXXX~~ with interest on the deferred payments at the rate of ~~XX~~ percent payable semiannually. Said deferred payments to be secured by first and second deeds of trust on said premises. The title to said property to be perfect and to be conveyed by Warranty Deed free from liens and encumbrances, except the taxes for the year ~~XXXXXX~~ and thereafter.

Possession of the property to be given immediately upon closing of this sale, subject to the rights of tenants now occupying the premises.

If upon examination the title be found not merchantable and cannot be corrected within an additional 30 days, said purchaser is to have the earnest money refunded.

Rents, interest, water, license, taxes and insurance to be adjusted to date of transfer of property.

Purchaser hereby assumes and agrees to pay any special taxes that may be assessed or become a lien against said property after the date of this contract.

~~XX~~ Upon examination the title is found imperfect and cannot be perfected within a reasonable time, said purchaser is to pay reasonable cost of examining the title and the earnest money is to be refunded.

This sale under this contract to be closed on or before August 15, 1950, at the office of Henry H. Oberschelp, St. Louis and if not closed by that time, owing to the failure or neglect of the purchaser to comply with the terms herein, the above mentioned earnest money is to be forfeited to owners & agent, but such forfeiture shall not release said purchaser herein from any liability for the fulfillment of this contract of sale, or the payments of money herein mentioned, if said seller shall elect to enforce fulfillment of the same.

This sale under the above terms and conditions is made subject to the approval of the owner of this property.

R. B. Zirnhead [SEAL]
Agent

Accepted on above terms and conditions.

MARGARET GRACE FINLEY [SEAL]

By *Ymz Dagganum* [SEAL]
Purchaser Agent

Accepted on above terms and conditions.

Arthur S. Shepherd [SEAL]
Paul Ernest Schaaf [SEAL]
Owner

hereby approve the above contract dated _____, and agree to pay

_____ per cent commission thereon.

St. Louis, Missouri
July 21, 1950

Received of Wm. J. Baggerman on behalf of Margaret Grace
Finley the additional \$400.00 earnest money provided for in
the attached receipt for earnest money.

Henry H. Oberschelp
(Henry H. Oberschelp)
Attorney for Helen S. Stafford
and Carl Gerald Schaaf, Owners.