

MISSOURI COURT OF APPEALS EASTERN DISTRICT  
OPINION SUMMARY  
NORTHERN DIVISION

ROGER and NANCY TIEMANN,	)	No. ED102920
	)	
Plaintiffs/Respondents	)	Appeal from the Circuit Court of
vs.	)	Marion County
	)	
MARION E. NUNN, et al,	)	Hon. Rachel Bringer Shepherd
	)	
Defendants,	)	FILED: August 2, 2016
	)	
and	)	
	)	
RANDALL and MARSHA LITTLE,	)	

Defendants/Appellants.

Randall and Marsha Little appeal the trial court's judgment quieting title to a 17-acre parcel of land in favor of Roger and Nancy Nunn Tiemann, by adverse possession.

AFFIRMED

THE NORTHERN DIVISION HOLDS: (1) The Tiemanns actually possessed the entire property in that they farmed a portion of it and exercised dominion and control over the remainder in a manner sufficient to satisfy the lower standard of proof for wild lands. (2) The Tiemanns' possession of the property was open and notorious in that they worked the land as their own, and their neighbors believed them to own the property. The record owner's knowledge is not controlling. The Tiemanns' possession was conspicuous, widely recognized, and commonly known. (3) The Tiemann' possession of the property was hostile in that they intended to occupy the land as their own. The trial court was free to believe or disbelieve conflicting testimony as to whether the Tiemanns had permission to farm the property.

Opinion by: Lisa Van Amburg, Judge

Roy L. Richter, Judge, and James M. Dowd, Judge, concur.

Attorney for Appellants: John W. Briscoe

Attorney for Respondents: James McConnell

**THIS SUMMARY IS NOT PART OF THE OPINION OF THE COURT.  
IT HAS BEEN PREPARED FOR THE CONVENIENCE OF THE READER AND  
SHOULD NOT BE QUOTED OR CITED.**