



ABSOLUTE REAL ESTATE & MACHINERY AUCTION



60.77 SURVEYED ACRE FARM ~ 6550 N. CIRCLE ROAD, STOVER, MO

We will sell the following described real estate & equipment at public auction located: From the Junction of Highways D & BB (between Syracuse & Versailles), head west on Hwy BB 2 miles to Crystal Road/Bee Sting Drive (where BB Hwy curves back to the north). Turn left, followed by an immediate right to stay on Crystal Road. Continue east on Crystal Road for 1.3 miles to North Circle Road. Turn right (north) on North Circle Road and continue 1 mile to a private drive on your left. Watch for the orange sale signs:

SATURDAY MAY 25TH 2024 10AM

60.77 ACRE FARM - HOME & COMMERCIAL POULTRY OPERATION



- Acreage is over 60% open pasture with the balance in timber and infrastructure
- Farm has perimeter fencing, some cross-fence, 2 freeze-proof waterers and a catch pin
- Turkey operation includes a 440' x 50' brooder building, a 770' x 50' grow-out and a 70' x 50' stack shed (all of which were built in 1997). There are three 18-ton feed bins and two 15-ton feed bins, as well as a pole barn for covered machinery storage. The facility will need some updates to renew the Cargil contract or could be converted and used in egg production.
- The home is a 3-bedroom, 2-bathroom ranch that was built in 1986. It has a 1-car attached garage and a partial basement that offers storage and storm shelter. The home has central (LP gas) heat and air conditioning and is serviced by a well and lagoon.
- The property also boasts a handful of functional outbuildings (by the home), including 2 metal garages (one with a concrete floor) that provide plenty of parking/storage.
- The property has 2 wells. One serves the home, and the other the commercial operation.
- The property has plenty of access via North Circle Road, which serves as the northern boundary and nearly all the western boundary (totaling 1/2 mile of County gravel frontage).



PROPERTY VIEWING: THURSDAY, MAY 16TH, 6 - 7:30PM

Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures

AUCTIONEERS NOTE: We will sell the farm first, followed by the tractors and small line of equipment. With poultry expansion looking better all the time, here is a place to get you on the road to turkey or egg production right away! The home is move in ready, or could be remodeled to your taste and make a nice country setting. Make plans to join us for the property viewing on May 16th, and have your finances in order as the farm will sell **ABSOLUTE** to the high bidder with **NO RESERVE!**

TERMS: The property will sell absolute to the high bidder with **NO RESERVE!** We will require \$40,000 down the day of the auction, with the balance due at closing to be held on or before Tuesday, July 9th, 2024. The Seller will provide an owner's title insurance policy, and the buyer will be responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee at the title company will be split 50/50.

OWNERS: PAUL & DEBBIE ECKHOFF



TRACTORS, TRUCK & MACHINERY

- 1 – John Deere 5510 open station tractor with 540 loader, 2WD, SyncShuttle 9 speed, 5970hrs, joystick, 2 SVC's
- 1 – John Deere 6400 MFWD open station tractor, power quad, hours unknown, PTO & 3pt need work, 4 SVC's
- 1 – 1997 Ford F-700 Spreader truck, 14' Shamrock bed, 7L 429 gas engine, auto trans, 190k miles
- 1 – Lewis model 4 Poultry House Keeper
- 1 – PTO driven 300gal barn washer with wand
- 1 – Winco PTO 35KW generator

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE, LLC

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Toby Brown (660) 473-6008 or Sam Trelow (660) 281-7710

As always, No buyer's premium or fees...

What you bid is what you pay!

Not responsible for accidents. Statements made day of sale take precedent over all printed material. The Auctioneer and owner deem all above information to be reliable but make no guarantees either stated or implied.