

ABSOLUTE FARM REAL ESTATE AUCTION



70 ACRE M/L FARM ~ NORTHEAST OF SEDALIA, MO

Will sell the following described real estate at public auction located: From the junction of Highways 65 & HH (north of Sedalia) go east on HH 9.5 miles to Hwy 135. Turn left (north) on 135 and go 1 mile to Hwy JJ. Turn left (north) on JJ and continue 1.1 miles to the farm on the left. Watch for the orange sale signs:

TUESDAY DECEMBER 7TH 2021 6PM



Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures

CONTACT THE AUCTIONEER TO ARRANGE A PROPERTY VIEWING

This property is only 15 minutes northeast of Sedalia (in the Clifton City area). The farm lays well and is all open with nearly a half mile of State Highway JJ frontage all along the eastern boundary and another half mile of "Lee Road" (County blacktop) frontage along the south and east boundaries. FSA reports 64.18 acres of cropland with 32.76 acres of base (6.65-Wheat, 13.31-Corn, 6.65- Sorghum, 6.15-Soybeans). The farm is terraced and boasts highly productive soils (46.63 acres are in desirable Airsburg soils) and is in the Smithton School District. This property can provide instant income from farming along with 2021 tax incentives due to the ability to depreciate the terraces this year! The property could also be divided & developed for residential purposes with plenty of access options should the new owner desire. Either way, the farm is ready to go to work for you now!

AUCTIONEERS NOTE: Opportunities to buy ground in the country this close to town are getting harder to find all the time... especially with access on three sides like this! This property is versatile and attractive for any number of reasons! Feel free to take a look at the property at your convenience or give us a call if you would like for us to show you around. We will have lights up at the farm for the auction (note the evening sale time). Have your finances in order as the property will sell 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 **Friday, December 31st, 2021**. The Seller will provide an owner's title policy; buyer is responsible for any lender's title insurance. The **2021** taxes will be paid by the seller, and the closing fee at the title company split 50/50.

Owner: Ernest Arnold

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE LLC

Contact Dick at (573) 378-8822 Cell (660) 347-5656 Office dickhutchisonauction@me.com
Auction Associates: 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!

