



FARM REAL ESTATE AUCTION



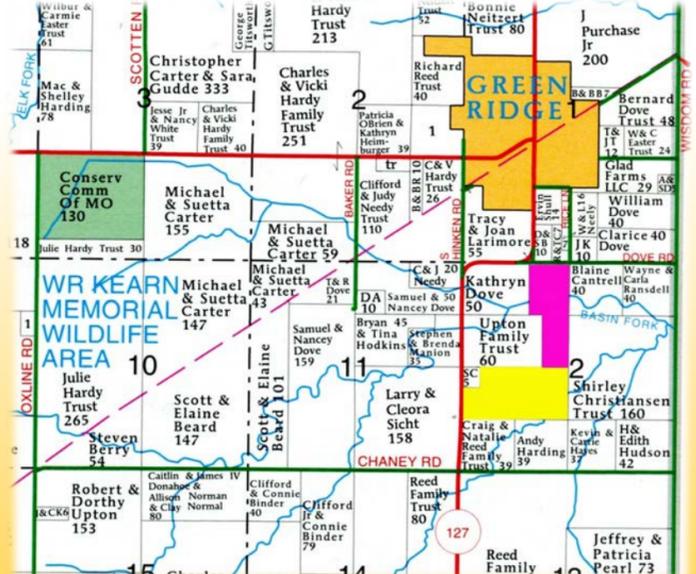
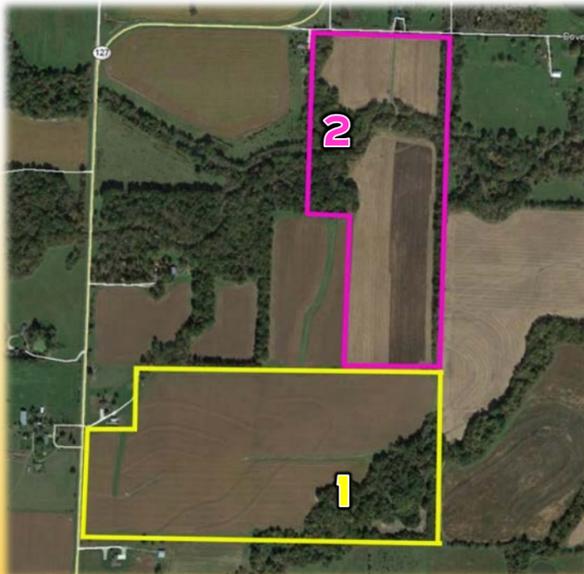
124 acre m/l farm ~ Just south of Green Ridge, MO

We will sell the following described real estate at public auction located: From the Junction of 127 and B Highways (in Green Ridge) go south on Highway 127 1.5 miles to the property on the left (east). Watch for the orange sale signs on:

THURSDAY, MAY 3RD, 2018 @ 6 PM

124 ACRE M/L FARM

We will offer 124 acres m/l for sale at auction. The farm will be offered in two tracts, and sold "choice". The successful bidder will have the choice of taking one of or both of the tracts. If the successful bidder takes both tracts, the auction will be over... If the first bidder only takes one tract, we will start the bidding again and we will auction off the remaining tract.



TRACT 1 - 74 ACRES M/L:

This 74 acre tract is 80% open with 58.67 acres of crop ground per FSA. The balance is in timber in the southeast corner of the farm. The tract is terraced and lays well with 57.6 acres of base per FSA. The farm has access via Highway 127 all along the western boundary.

TRACT 2 - 50 ACRES M/L:

This 50 acre tract is 73% open with 36.45 acres of crop ground per FSA. The balance is in timber. This tract also lays well with 28.3 acres of base per the FSA office. The tract has access via Dove road all along the north boundary.



* Both tracts boast nearly all productive Hartwell soils with 3% or less slope! *

TERMS: The opening bid will be \$2,400/acre. Any bid at or above this amount, and the farm will sell to the high bidder! We will require \$20,000 down on each tract sale day (\$40,000 down if the same buyer takes both tracts), with the balance due at closing to be held on or before Monday, June 4th, 2018. Seller will provide an owner's title policy; buyer is responsible for any lender's title policy. Taxes will be prorated at closing, and the closing fee at the title company will be split 50/50.

Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures of the farm!

Owner: John Dove

AUCTIONEERS NOTE: This farm has been enrolled in the MFA "Precision Farming" program for several years. You will find the fertility and production of the farm to be desirable and will work to your advantage when you own it. This is an opportunity you don't want to miss! Contact the auctioneer to make arrangements to view the property.

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE L.L.C.

(573) 378-8822 Cell (660) 347-5656 Office (660) 826-0278 Home
dickhutchisonauction@me.com 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.