

# Absolute Farm Real Estate Auction

2954 Dicks Mill Dr. • Clarksburg, MO 65025

## Saturday

### April 13, 2024 • 1 p.m.



MACHINERY • FARM • RESIDENTIAL • COMMERCIAL  
**Embry & Pettigrew**  
Auction Service  
HOUSEHOLD • ESTATE • LIVESTOCK

## Offering the 40-Acre Farm of the late Henry Lee & Mary Katherine Long

- This farm consists of 40 acres and is located in southeastern Cooper County in Township 46N, Range 16W, Section 28.



- This acreage borders Dicks Mill Drive on the west side and also on the east side.
- This farm features an approximate 400 ft. deep well and also electricity. It is located in the Clarksburg School District. The property has several small outbuildings, all of which are uninhabitable.

**TERMS & CONDITIONS:** 10% non-refundable deposit day of auction with balance due at closing in approximately 30 days. Closing cost will be split 50/50 between buyer and seller. 2024 taxes will be prorated. Seller will provide owner's title policy. Buyer is responsible for any lender's title insurance. Bidding is not contingent upon financing. Please have your financial arrangements made before day of auction.

**Auctioneer's Note:** This 40-acre tract is what many people are looking for and cannot find. Here's your opportunity. It offers open ground plus timber. Great hunting area with plenty of room to build that dream home. See you April 13. Henry Lee and Mary Katherine were well-known residents of the Cotton area for many years. We thank the Long family for the privilege to conduct this auction.

**Bill, Jim, Kent & John**

## Long Family Trust, Sellers

Auction conducted by

## EMBRY & PETTIGREW AUCTION SERVICE

To book your Auction, call:

**Bill Embry**  
573-230-5196  
Clarksburg, MO

**Kent Embry**  
573-291-7610  
Clarksburg, MO

**John Embry**  
573-378-8838  
Versailles, MO

**Jim Pettigrew**  
573-230-5782  
California, MO

*Not responsible for accidents • TERMS: Cash/Check w/Proper ID • Nothing removed before payment  
Announcements made sale day take precedence over printed material.*