

REAL ESTATE FARM AUCTION

Two Tracts~ 92 acres

Saturday Sept. 15, 2018 at 10A.M.

Auction to be held onsite at 13845 Molasses Rd. Versailles, MO 65084

Directions From Versailles: From the Highway 5 and 52 junction east of Versailles, take Highway 5 north, 6 .1 miles to Molasses Road. Turn left, follow Molasses Road .5 miles west, both tracts are located on the north side of the road.

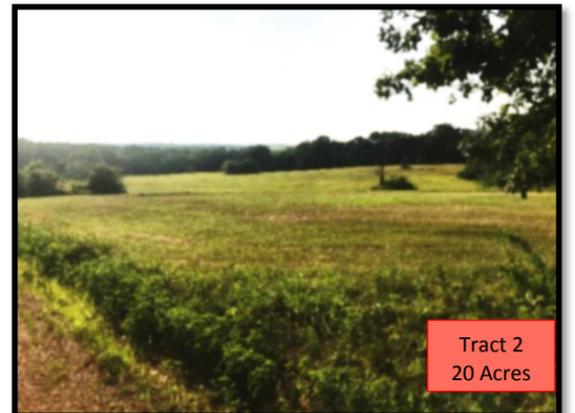
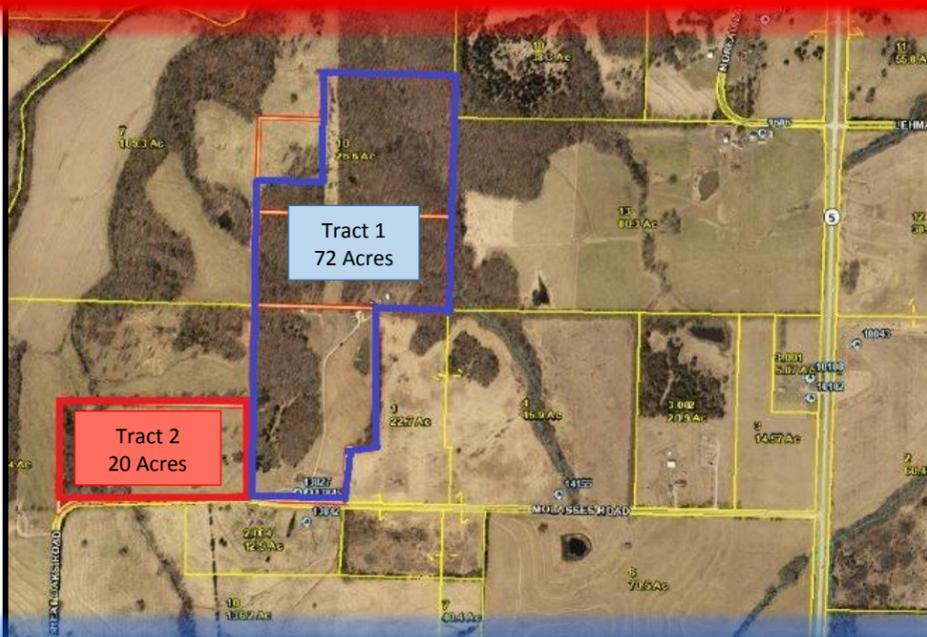
WATCH FOR SIGNS!!

This 92 acre farm will be divided in to two tracts and sold as choice to the highest bidder. The winning bidder will be able to choose a single tract or to purchase both tracts. The tracts will be sold by the acre with the winning bid multiplied by the total number of acres in the tract/tracts. If the winning bidder takes only one tract, the process will begin again, until both tracts are sold.

TRACT 1: Consist of 72 m/l acres mostly open, with the rest in mature and harvestable timber. Situated on the property is a 3 bed, 2 bath mobile home. The front of the home leads out to a beautiful spacious front yard with lots of shade and a water garden. The house has a screened in front porch and a wooden ramp leads to the garage from the back porch. It has a very nice detached 2 garage and a 3 bay open front machine shed. All drives are covered in creek gravel. This property also has 2 nice smaller sheds for storage. The home has electric service that runs approximately ½ mile off the road with 2 meter poles already established. It has 3 newer wells and a very nice pond. This tract is located within the Morgan County R-II school district and is subject to any easements.



TRACT 2: Consists of 20m/l acres of mostly cleared pasture grass with the entire south side of the property accessible from the county road. This piece has potential for hay production or would be a nice site to build a home on with access to CO-MO electric close by. This tract is located within the Morgan County R-II school district and is subject to any easements.



Auctioneer's Note: If you are wanting a home and a piece of land to call your own this is the opportunity for you. Property is located in the Morgan County R-II school district and is powered by Co-Mo Electric Coop. The owners are motivated to sell and the Title Insurance Commitment will be available the day of the auction. Come see all the possibilities this home and property hold and make your own inspection at the property viewing on **Saturday August 25th from 10am to 12pm, Tuesday August 28th from 5:30p to 7pm, or by appointment with Steve Dubbert.** Once again, owners are very motivated to sell. This is an opportunity that you shouldn't pass up.

TERMS & CONDITIONS: On **Tract 1**, a non-refundable down payment of \$25,000.00 will be due the day of the auction and will be held in escrow with the balance due within forty-five (45) days following the auction. On **Tract 2** a non-refundable down payment of \$7500.00 will be due the day of the auction and will be held in escrow with the balance due within forty-five (45) days following the auction. Both tracts will be sold individually to the highest bidder and subject to approval by the seller. Taxes will be prorated as of the date of closing. Seller will furnish the Owners Title Policy. Cost for doing closing will be split 50/50. Have your finances in order on sale day, as down payment is Non- refundable.

Property Viewings
Aug 25th 10a to 12p
Aug 28th 5:30p to 7p
Or by appointment!

Steve Dubbert Auction Service
Steve Dubbert, Auctioneer: (573)338-2060

Auction is in conjunction with
Gold Star Realty & Auction
(573)378-5560

Visit our **Facebook** page to see more pictures and to get up-to-date information

Or visit www.auctionzip.com or www.auctionarrows.com

All announcements made day of sale take precedence over this advertisement. Not responsible for accidents or thefts. Steve Dubbert is a licensed real estate agent & auctioneer. Any changes to the auction, auction date, etc., (ex. Weather cancellation) will be posted as soon as know on Steve Dubbert Auction Service's Facebook page.