

# NO RESERVE REAL ESTATE &



3 tracts of ground (160 m/l acres) & home ~ 15827 Hwy D, Versailles, MO

Due to the death of my wife, and as I have moved from the farm, I will sell the following described real estate, machinery and personal property at public auction located: From the Junction of 52 Highway and D (on the west edge of Versailles), take D Hwy north 1.5 miles to the property on the right (east). Watch for sale signs:

## SATURDAY, OCT. 8TH, 2016 @ 10 AM



**PROPERTY VIEWING:**  
**THURSDAY,**  
**SEPT. 29TH, 5-7PM**

### 160 ACRE FARM M/L WITH HOME & OUTBUILDINGS

#### SOLD IN 3 TRACTS AS FOLLOWS:

**TRACT 1:** This 30 acre m/l tract sits on D Hwy just North of Versailles, and boasts a 3 (could be 4) bedroom home that was built in 1905. It has beautiful wood work throughout the home. Upstairs there are 3 bedrooms and a full bath. On the main floor there is a kitchen, dining room, living room, family room, utility room, mud room and a full bath. The Main Floor has central heat and air with the air being electric and the heat provided by a Rudd high efficiency fuel oil. In addition to the home, tract 1 offers several outbuildings including a big 48'x48' cattle barn with feed bunks on both sides & granary in back, a 24'x24' Barn with loft, a 24'x38' Barn with loft, and a 36'x36' Barn w/loft. There are also several small working corrals on this tract. Aside from the improvements, Tract 1 is nearly all open and could soon be ready for organic farming should the new owner desire.

**TRACT 2:** This 30 acre m/l tracts sits just south of Tract one. It is completely open with Highway D frontage all along the west boundary. Tract 2 could also be ready soon for organic farming should the new owner desire.

**TRACT 3:** This 100 m/l tract lies on the eastern border of tracts 1 & 2. It is partially terraced, and nearly all open. Tract 3 has gravel frontage all along the north side via Willow Creek Road, and had commercial fertilizer spread in March.

**AUCTIONEERS NOTE:** I've known Carl A. Guenther my entire life as he carried the mail in Versailles for many years. This is one of the nicest places in the Versailles Community. From the back porch you can see the top of the courthouse. This place offers a wonderful setting on a blacktop road close to town. The ground is in pasture and could soon be used for organic farming. Join us for the open house & property viewing Thursday, September 29<sup>th</sup> to see this wonderful property 1<sup>st</sup> hand.

**TERMS:** We will offer the 3 tracts choice to the high bidder with no reserve. The winning bidder will be able to choose any one tract, or any combination of the 3 tracts as they choose. The tracts will be sold by the acre with the winning bid multiplied by the total number of acres in the tract(s). If the first successful bidder does not take all of the tracts, the process will be repeated until all tracts are sold. We will require \$20,000 down per tract on sale day (up to \$60,000 for all three tracts), with any balance due at closing to be held on or before Wednesday, November 23<sup>rd</sup>, 2016. Seller will provide an owner's title policy; buyer is responsible for any lender's policy. Taxes prorated at closing, closing fee split 50/50.

**SPECIAL NOTE:** The present renter has possession of the ground until December 31<sup>st</sup>. If all of the tracts are bought by one individual we will use 160 total acres to determine contract sales price (Tract 1 - 30 acres, Tract 2 - 30 acres, Tract 3 - 100 acres). If there are different buyers for any of the tracts, the Seller will survey the farm (at their own expense) and we will then use surveyed acres to determine the final sales price for each individual tract.



Be sure to visit:

[WWW.AUCTIONARROWS.COM](http://WWW.AUCTIONARROWS.COM)

For more pictures & video

#### Truck, Boat, Jet Ski & Trailers



- 1 - 1995 F-150 XT 4x4, lockout hubs, 80k miles, a/c, toolbox and running boards
- 1 - 16' Glastron boat with Mercury 110hp Maxforce fuel injected motor
- 1 - Homemade utility box trailer
- 1 - Homemade trailer
- 1 - 91 Kawasaki Jet Ski with trailer

#### Brush Hog, Tools and Garden

- 1 - Sidewinder 7' pull-type brush hog
- 1 - Lot misc. tools
- 1 - Small lot hog wire
- 1 - Lot of misc hand tools
- 4 - Vintage metal oil cans
- 2 - Antique ladders
- 1 - Aluminum step ladder
- 1 - Homemade deer blind
- 2 - Ladder stands
- 1 - Aluminum ext. ladder
- 1 - Garden hose
- 1 - Lot yard tools
- 1 - Floor jack

**AUCTIONEERS NOTE:** We don't have a great deal of personal property and household items to sell, so please make it a point to be on time for this auction. Remember - everything, including the real estate will sell to the high bidder... so come and bid confidently!

#### Household, Furniture & Appliances

- 1 - Electra Lux Legacy Canister Vacuum
- 1 - GE Refrigerator w/ice maker
- 1 - Set butcher knives
- 1 - Vintage kitchen stool w/pull out steps
- 1 - 12-gun cabinet
- 1 - GE heavy duty washer & dryer (like new)
- 1 - Glider rocker
- 1 - Lot of silverware
- 1 - Lot of pots/pans
- 1 - Emerson microwave
- 1 - Dunkin ford drum table, glass top
- 1 - X-long couch
- 1 - Rocker
- 1 - Marble top table
- 1 - Small lot pictures/mirrors
- 1 - Indian blanket
- 1 - Full bed w/chest, 2 nightstands & dresser
- 1 - Queen Size bed
- 1 - Large lot of bedding
- 1 - Swivel rocker
- 1 - Sewing machine
- 1 - Old School bell
- 1 - Wing back chair
- 2 - Swivel Chairs
- 1 - Antique Oak Desk, 6 drawers (From Insurance Agency)
- 2 - End tables
- 1 - Couch
- 1 - Breakfast drop leaf table
- 1 - Queen bed, 2 nightstands, dresser, and chest (nice)
- 1 - Loveseat couch
- 1 - Small lot pressed glass

Owners: Carl A. Guenther & wife Virginia Mae

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

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[dickhutchisonauction@me.com](mailto:dickhutchisonauction@me.com) Toby Brown (660) 473-6008 or Sam Trelow (660) 287-1390

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

What you bid is what you pay!

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