

REAL ESTATE AUCTION

143 ACRE FARM & TWO LOTS IN TIPTON ~ AT THE KNIGHTS OF COLUMBUS HALL

We will sell the following described real estate tracts at public auction located: At the Junction of 50 Hwy and Randolph Street (west of the school) at 117 Hwy 50 East, Tipton, MO (the Knights of Columbus Hall). All 3 Tracts will be sold at this location. Watch for the orange sale signs:

THURSDAY JULY 7TH 2022 6PM

TRACT 1 - 143 ACRE M/L FARM

This 143acre m/l farm sits just off 5 Highway a few miles south of Tipton. Take the first private lane/drive on the east side of 5 Highway (south of the Mormon Church) ¼ mile to the farm. FSA reports 121.32 acres of crop ground (80 acres is currently being tilled and 40+ is in hay) with the



Balance in timber. The farm is gently rolling with plenty of terracing. The seller has agreed to let the rent from the current tenant on the 2022 crop go to the new owner!



TRACT 2 - 205 EAST PETTIS STREET, TIPTON, MO

This corner lot sits northeast of the junction of East Pettis Street and North Gravois Ave, with the alley forming the north boundary. The north half of the lot is tree-lined and open. The south half of the lot offers a 35' x 80' metal shop. The shop has a double overhead door, concrete floors & electricity. It could serve as a nice workshop and provides plenty of storage space!

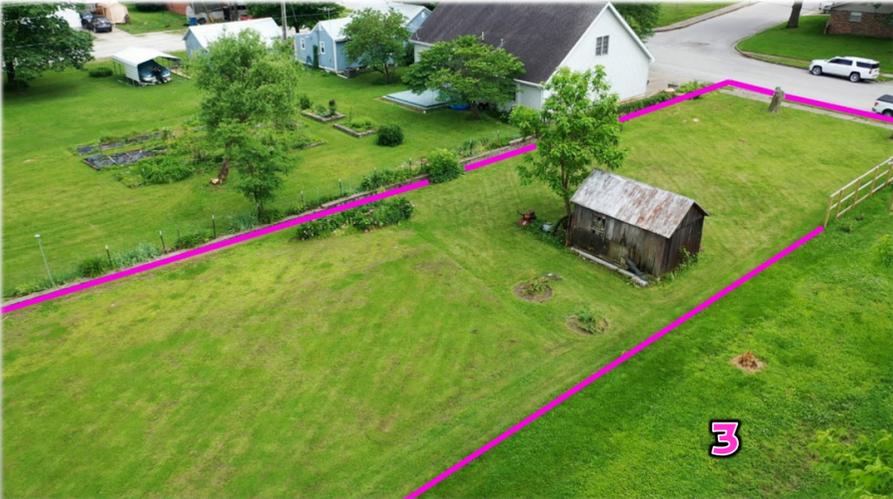


PROPERTY VIEWING:

**THURSDAY, JUNE 30TH, 6-7:30 PM
FOR ALL THREE TRACTS**

TRACT 3 - 129 WEST COOPER ST, TIPTON, MO

This lot is 62' x 200' and sits just west of the Catholic Church on the north side of Cooper Street (and runs to the alley on the north). It would make a nice spot to build a home with room for a garage as well.



AUCTIONEER'S NOTE: This farm will provide instant income! It's close to town with plenty of nice building spots and it has been well maintained. You could certainly increase the number of tillable acres with a little dozer work and converting hay ground. The lot on Pettis gives you a place to build what you want along with a shop that could serve several purposes. There aren't a lot of opportunities that provide a place to build a house in town, but the lot on Cooper Street offers just that in a nice neighborhood. Be sure to join us for the viewing at each of the three tracts on June 30th, and be ready to take advantage of this opportunity!

TERMS:

We will sell the farm tract first followed by the lot on East Pettis, and then the Lot on West Cooper. Each of the three tracts will sell to the high bidder with court approval. We will require \$50,000 down on the farm and \$1,000 down on each of the lots the day of the auction. The balance of the purchase price for each tract will be due at a real estate closing to be held on or before Friday, August 19th, 2022. The seller will provide an owner's title insurance policy; the buyer(s) will be 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

OWNER: The Robert "Buck" & Deloris Jones Estate

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE LLC

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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!

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.