

PETTIS COUNTY

Real Estate Auction

SATURDAY, SEPT. 22, 2018 • 10 AM

**AUCTION & PROPERTY LOCATION:
31397 Highway W, Smithton, MO 65350**

From Smithton, MO take Highway W south 5 miles
to the property on both sides of the highway

**768 +/-
ACRES**
in Pettis County

**768 +/- Acres located in Pettis County,
just 5 minutes south of Smithton, MO, on both
sides of Highway W. The farm lies in T44N,
R20W, Sections 1 and 2. The farm will be
offered in five tracts ranging
in size from 86 acres to 237 acres
using the choice method.**

TRACT 1 is the largest of the 5 tracts and consists of 237+/- acres and lies entirely on the west side of Hwy. W. This tract has the Stevenson homestead. It is primarily open and currently being used for cattle pasture and hay production.

TRACT 2 is 164+/- acres with frontage and access of Hwy. W all along the east and south sides of this tract. This tract is virtually all open and currently in permanent pasture and hay production.

TRACT 3 is 125+/- acres and lies on the east side of Highway W and runs along Lake Creek Road on the south. This tract has lots of scattered trees and a patch of mature timber in the middle of it. It is currently in permanent pasture and being used for year around cattle production. Tract 3 is fenced, has a large pond on it with a frost proof drinker behind the pond and a couple large hay sheds that are being used for hay and machinery storage.

TRACT 4 is the smallest of the five tracts and consists of only 86+/- acres. It lies east of Highway W with frontage and access all along the west side of the property from Highway W. It is primarily open and currently in permanent pasture and hay production with the balance in scattered trees and wooded draws along with ad nice pond.

TRACT 5 is 153 +/- acres and has frontage along and access from Lake Creek Road that runs along the south side of the property. It is currently in pasture and hay production with lots of scattered trees and some patches of brush.

Visit wheelerauction.com for more information!

SELLERS: EVERETT & MARY STEVENSON TRUST
Larry Stevenson and Linda Reid, Trustees

Wheeler 
AUCTIONS & REAL ESTATE

For more information
call Charlie Nordwald
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wheelerauctions.com.

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