

# FARM REAL ESTATE, CATTLE & EQUIPMENT AUCTION



22216 Highway T, Stover, MO ~ Home on 61 acres m/l



As we are moving to Oregon, we will sell the following real estate, cattle and equipment at public auction located: From the Junction of Highways 135 and T (6 miles south of Stover), take T Hwy northeast 3-tenths of a mile to the property on the left (north). Watch for sale signs:

## SATURDAY, JUNE 10TH, 2017 @ 10 AM

**HOME:** This 2 (could be 3) bedroom 2 bathroom home is surrounded by white vinyl fence and sits in the southeast corner of the property. The home is newly remodeled with a kitchen, dining area, family room, living room, mud/laundry room and a one-car attached garage. The home sits on a crawl space, and has central electric heat and air as well as access to Co-Mo Connect high speed internet. The home is served by a well and septic, and there is a new concrete pad just off the garage that could be used for a carport or for adding an additional garage bay. Just behind the home there is a 2-room guest house complete with window A/C and an LP furnace.

**OUTBUILDINGS:** In addition to the home, the property boasts several outbuildings that add function and versatility to the property. They include a 20'x40' 3-sided machine shed, a 24'x40' hay shed, a metal shop, a storage shed, a metal workshop and 2 loafing sheds.

**ACREAGE:** Approximately 35 acres of the property are open, with the residual in timber. The acreage is fenced and cross-fenced into 8 sections, 3 of which have automatic waterers. There are 2 fenced paddocks; each with a loafing shed, water and electricity. The property also has a bull pen, and a set of working corrals.

**TERMS:** The opening bid on the property will be \$175,000. Any bid at or above that amount and the property will sell to the high bidder with no further reserve. We will require \$15,000 down the day of the auction, with the balance due at closing to be held on or before Monday, July 10<sup>th</sup>, 2017. Seller will provide an owner's title policy, and the buyer will be responsible for any lender's policy. Taxes prorated at closing, and the closing fee split 50/50.

### CATTLE & EQUIPMENT

- 1 - 4 year old Herford Bull
- 2 - BWF P-3 cows (1 5yr, 1 older)
- 1 - 4year old P-3 Herford cow
- 3 - Weaned Heifers (1 redneck, 1 BWF, 1 Char/Herford cross)
- 1 - Small lot cattle gates
- 1 - Round cattle pen (10 panels plus gate)
- 3 - Rissler cattle feeders
- 5 - Waterers
- 1 - Mineral feeder
- 1 - Lot fencing equipment (t-posts, wire, wire stretchers etc.)
- 1 - Squeeze chute with head gate



### TRACTOR & MACHINERY

- 1 - 1995 Ford TW-25 165hp 2WD diesel with cab (heat & air), good rubber, 6 rear remotes (4 active), rims for duals, 4600hrs
- 1 - Land Pride BB1260 5' box blade (like new)

### HOME & OUTBUILDINGS ON 61 ACRES M/L



**OPEN HOUSE:**  
THURSDAY, JUNE 1<sup>ST</sup>  
5:30-7:00PM

**AUCTIONEER'S NOTE:** This farm is move-in ready! Bring your family, your livestock and your equipment... and "get-r-done"! Country properties with highway frontage like this (nearly 1/4 mile of T Highway frontage across the south end) are hard to find. Make plans to see this farm first hand at the open house June 1<sup>st</sup>, 2017.

### HAY & HAY EQUIPMENT

- 30 - Big round bales fescue hay
- 1 - John Deere 566 big round baler (freshly serviced and field ready)
- 1 - Hesston 1007 9' disc mower
- 1 - Kelderman 8-wheel hay rake

### HOUSEHOLD & FURNITURE

- 1 - Kenmore Side x Side Fridge
- 1 - Amana upright freezer
- 1 - Set washer & dryer (older)
- 1 - Queen headboard & frame
- 2 - Trunks
- 1 - Dining table & chairs
- 3 - Bookshelves
- 1 - Oak roll-top desk
- 1 - Rocking chair
- 1 - Lot household & kitchen items

### BOBCAT, MOWER & UTV

- 1 - Bobcat 763 on tires, diesel, 2600hrs
- 1 - Dixon Grizzly 60" zero turn mower
- 1 - Land Pride 4410 Treker 4x4 with Honda 20hp gas motor and electric dump bed
- 1 - Bale spike for Bobcat loader

### VEHICLES, TRAILERS & FARM EQUIP.



- 1 - 1967 Ford Mustang 289 3sp on floor w/ original motor, project car (painted & runs - needs interior restoration)
- 1 - 2010 Dodge Avenger SXT 4-door, 10k miles on new 2015 motor (car shows 186k miles), nice car
- 1 - 2006 Dodge Ram 3500 Cummins turbo diesel reg. cab 4x4 flatbed dually truck, 213k miles, gooseneck hitch, 6sp
- 1 - 2005 H&H tandem dual axle (20,000lbs) gooseneck flatbed, 20' + 5' steel dove and fold up ramps, all new tires
- 1 - 2003 Bonanza dual axle horse/stock trailer
- 1 - 2002 DooLittle "Master Dump" 5-ton tandem axle dump trailer with twin electric/hydraulic hoists

### CARPORT, TOOLS & MISC.

- 1 - 24' x 20' metal carport
- 1 - Real Gear Mig140 welder
- 1 - Outdoor wood burning furnace (made locally by Ron Stephenson)
- 2 - Chainsaws (Echo, Stihl)
- 1 - 6350 watt generator
- 1 - Lot hand tools
- 1 - Lot ladders (aluminum & fiberglass)
- 1 - Small lot power tools
- 1 - Lot air nailers & staplers
- 1 - Shindaiwa backpack blower
- 1 - 5<sup>th</sup> wheel hitch
- 1 - 4cyl motor out of dodge avenger (needs work)
- 2 - Cords of chopped firewood
- 3 - Saddles (1 English, 2 Western)
- 1 - Lot horse tack
- 1 - Lot hand tools

**AUCTIONEER'S NOTE:** This will be a fun sale, with a little something for everyone. The tractor is slick, and the machinery is in good condition ready to go to work. You won't want to miss this sale... see you sale day - Saturday, June 10<sup>th</sup>.

**Be sure to visit:**

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

**For more pictures**

**Owner: Richard & Mary Michael**

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

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As always, No buyer's premium or fees...  
What you bid is what you

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