

ABSOLUTE REAL ESTATE &



EQUIPMENT AUCTION



158 acre m/l farm ~ 16091 Hwy 52, Versailles, MO

In order to settle the Estate of Tom Moon, we will sell the following described real estate, machinery and personal property at public auction located: From the Junction of 5 & 52 (East of Versailles), take Highway 52 east 2.5 miles to the property on the left (north). Watch for the orange sale signs:

SATURDAY, JULY 8TH, 2017 @ 10 AM



158 ACRE M/L FARM WITH HOME & OUTBUILDINGS

HOME: This brick raised-ranch home was built in 1963 and sits on a full (unfinished) basement. The home has a nice open floor plan with 3 bedrooms, 1 bath, recently remodeled kitchen with custom cabinets and stainless appliances, living room, dining area and mud/laundry room. The home has a new high efficiency electric central heat & air system (installed in 2016), and is serviced by a well and septic.

FARM & OUTBUILDINGS: The farm is nearly all open pasture with 2 ponds and a few trees for shade and wind break. The property is fenced & cross-fenced. There is a newer 28' x 28' metal detached garage just behind the house in addition to 4 older cattle barns & sheds that could serve a number of purposes. The farm boasts plenty of access with over 1/2 mile Highway 52 frontage and nearly 3/4 mile Brookside Road gravel frontage.



PROPERTY VIEWING:
FRIDAY, JUNE 30TH,
6:00-7:30PM



TERMS: The farm will sell to the high bidder with **NO RESERVE!** We will require **\$50,000** down sale day, with the balance due at closing to be held on or before **Tuesday, August 8th, 2017.** Seller will provide owner's title policy; buyer is responsible for any lender's title policy. Taxes will be prorated at closing, closing fee will be split 50/50.

AUCTIONEERS NOTE: This farm has been in the same family for over 60 years! What a wonderful location with highway 52 frontage and frontage on Brookside Road (county gravel). The home is nice and, although they may need some work, the barns & sheds offer flexibility and can be put to good use. The fences are cattle tight and the pasture is ready to produce. The farm will sell as one unit to the high bidder with **NO RESERVE**, so have your finances in order. This is one you do not want to let get away! See you at the open house Friday, June 30th.

Tractors & Equipment



- 1 - Massey Ferguson 6150 w/ 1048 front loader, heat & air, 2174hrs
- 1 - Case IH DX55 with LX118 loader, MFWD, R4 tires, 587hrs
 - 1 - Massey Ferguson 690, MFWD (rough)
 - 1 - Allis Chalmers WD17 with narrow front
 - 1 - AGCO 1007 disc mower
 - 1 - Bush Hog 15' brush hog
 - 1 - New Holland Hayliner 273 baler, string tie
 - 1 - Allis Chalmers 2-row corn planter
 - 1 - Old corn picker
 - 1 - Frontier 3pt 48" box blade
 - 1 - 3pt 8' blade
 - 1 - 3pt hydraulic big round bale unroller
 - 1 - Manure spreader
 - 1 - Bush Hog RZ60 5' 3pt brush hog
 - 1 - 3pt PTO driven tiller
 - 1 - 7' rear discharge finish mower
 - 1 - 3pt bale spike
 - 1 - New Idea 3pt PTO sickle mower
 - 1 - 3-bottom plow
 - 1 - Swisher bumper hitch spreader
 - 1 - 4-bottom plow
 - 1 - King Kutter 3pt 7' finish mower
 - 1 - 1-shank ripper
 - 1 - Rhino 3pt 7' finish mower
 - 1 - Lot scrap metal

Hay & Corrals

- 130+ big round bales fescue hay
- 1 - Set portable corrals on trailer with 2 gates

ATV, Trucks & Trailers

- 1 - Arctic Cat 500 4x4 4-wheeler
- 1 - 1998 Chevy Z71 x-cab 4x4 auto, 195k miles
- 1 - Chevy Scottsdale 3/4 ton 4x4 4spd (doesn't run)
 - 1 - Chevy Sierra 1500 2WD pickup
 - 2 - Chevy Custom Deluxe 20 pickups (no titles)
 - 1 - 2013 P.J. gooseneck dual axle 16' dump trailer (nice)
 - 1 - Hay trailer w metal bed
 - 1 - Hay wagon

Tools

- 1 - Portable fuel tank w/ pump
- 1 - 3500watt generator
- 1 - Craftsman belt & disc sander
- 2 - Shopsmiths on tables
- 1 - Wagner airless paint sprayer (NIB)
- 1 - Ingersoll Rand 2hp, 20gal air compressor
- 1 - Ryobi hand planer
- 1 - Rolling tool chest
- 1 - Large lot hand tools
- 1 - Torch set
- 1 - Craftsman oscillating spindle sander
- 1 - Schumacher battery charger
- 30 - Pieces 2 1/4 30' well casing
- 1 - Craftsman drill press
- 2 - Radial arm saws
- 3 - 3/4" drive socket sets & wrenches
- 2 - Commercial airless paint sprayers
- 1 - Lot used lumber
- 1 - 3 ton floor jack
- 1 - 10" table saw



Outdoor Buildings & Lawn Equipment

- 1 - Sunrise Buildings 14'x24' metal storage building with loft
- 1 - 19'x21' metal carport (some storm damage)
 - 1 - Bush Hog zero turn mower
 - 1 - Stihl chainsaw
 - 1 - Jonsered chainsaw
 - 1 - 300gal fuel tank on stand
 - 1 - Lot telephone poles
- 1 - Outdoor wood furnace
- 1 - JD 318 lawn tractor, doesn't run

Household & Miscellaneous

- 1 - Dining room table & chairs
- 1 - Curio cabinet
- 1 - China hutch
- 3 - 220v window A/C units
- 2 - Chest deep freezers
- 1 - Lot Jewel Tea (mixing bowls, salt/pepper, coffee pot, plates etc.)
- 1 - Large lot hedge firewood
- 1 - Speed Queen wringer washer
- 1 - Lot fishing equip. (poles, trolling motors etc.)
- 1 - Lot Little Tikes outdoor play equipment
- 1 - Lot old bikes and trikes
- 1 - Electric pottery kiln

AUCTIONEERS NOTE: I have known the Tom & Mary Jane my whole life, and consider it an honor to have their sale. There are many nice items, and there are also items for the shade-tree-mechanic and the scrappers. You won't want to miss this fun auction. See you at the auction Saturday, July 8th!

Be sure to visit

WWW.AUCTIONARROWS.COM

Owner: The Estate of Tom Moon, Mary Jane (Wife)

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

(573) 378-8822 Cell (660) 347-5656 Office dickhutchisonauction@me.com
Auction Associates: Toby Brown (660) 473-6008 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.