



# ABSOLUTE REAL ESTATE AUCTION



221.06 surveyed acres on Harrison Road, Versailles, MO ~ Sold in 3 tracts

We will sell the following described real estate at public auction located: From the east Junction of 5 and 52 Highways, take 5 Hwy north 4.3 miles to Harrison Road (directly across from HH). Turn left (west) on Harrison Road and go 1/2 mile to the sale site on the left. Watch for the orange sale signs:

## SATURDAY, SEPT. 9TH, 2017 @ 10:00 AM

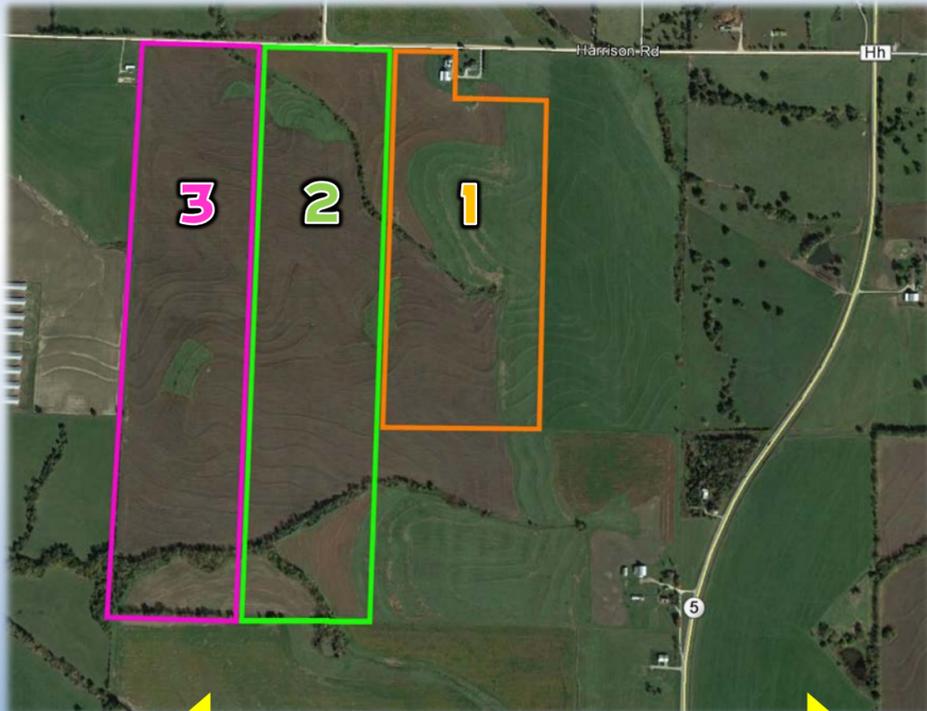
### 221.06 SURVEYED ACRE FARM

We will offer the farm in 3 separate surveyed tracts. Tract 1 is 60.56 acres with a small barn & grain bins. Tract 2 80.31 acres, and Tract 3 is 80.19 acres. The farm is primarily highly productive Maplewood silt loam & Friendly silt loam soils, and is all terraced with waterways. All three tracts have frontage across the north end via Harrison Road, and are in Versailles Schools. Tract 1 also features a 10,000bu grain bin with an aeration floor and power sweep auger, as well as a 5,000bu drying bin with 2 double burners, 4 fans & a stirator. The barn is an open area used for grain storage; and there are two 1,800bu bins.

Tract	Surveyed Acres	Base Acres	Crop/Open Acres
1	60.56	54.1	56.2
2	80.31	70.2	72.77
3	80.19	73.3	75.95
<b>Totals:</b>	<b>221.06</b>	<b>197.6</b>	<b>204.92</b>



**CONTACT AUCTIONEER FOR PROPERTY VIEWING**



**AUCTIONEER'S NOTE:** Come take a look at this one....it is a good farm with a great location! The Rouse family took very good care of the farm, and it is ready to go to work for you! Don't miss this opportunity; have your finances in order as the farm will sell ABSOLUTE to the high bidder with NO RESERVE! See you Saturday the 9<sup>th</sup> of September.

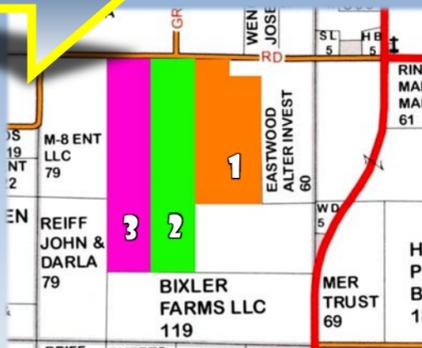
**TERMS:** We will offer the 3 tracts choice to the high bidder. The winning bidder will be able to choose any one tract, or any combination of the 3 tracts as they choose. The tracts will be sold by the acre with the winning bid multiplied by the total number of acres in the tract(s). We will require \$25,000 down per tract on sale day (up to \$75,000 for all 3 tracts), with the balance due at closing to be held on or before Monday, October 9<sup>th</sup>, 2017. Seller will provide an owner's title policy, and the buyer(s) will be responsible for any lender's policy. Taxes prorated at closing, closing fee split 50/50.

**SPECIAL NOTE:** The current farmer will have the right to harvest the current bean crop. After the bean crop is harvested, the buyer will be given full possession to farm as they see fit.

**Be sure to visit:**

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

**For more pictures**



**Owner: Rouse Family Trust  
Nelson & Henrietta Rouse (deceased)**

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

(573) 378-8822 Cell (660) 347-5656 Office [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

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.