



# Harold Schnakenberg Family



# Land Auction

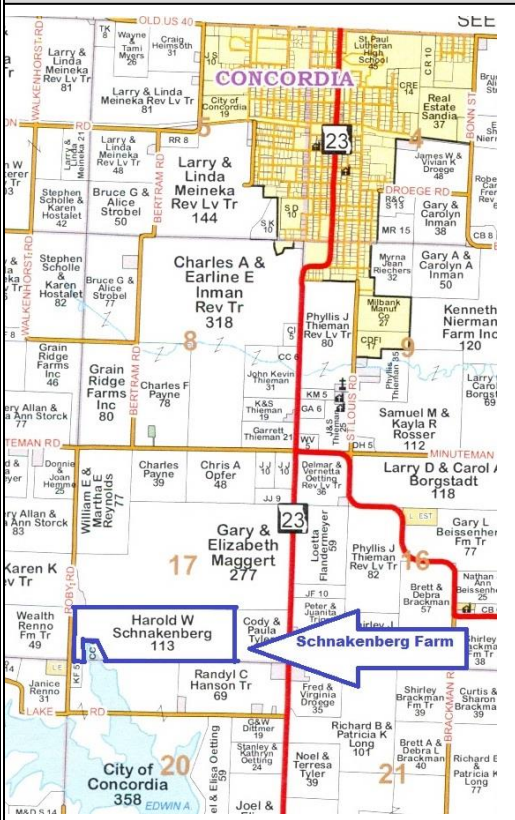
## Saturday, April 13<sup>th</sup> @ 10 a.m.



## Concordia, MO 113 Acres, m/I



Auction Held at the Concordia, Community Center located at 802 South Gordon Street



**Description of Property:** Located approximately 2 miles Southwest of Concordia, adjoining northwest corner of Concordia City Lake (Edwin A. Pape Lake). From Concordia; go south on #23 approximate 1-3/4 to Concordia Lake Rd, then west 1 mile to Roby Rd; then north on Roby Rd. to property on East side of Road. Farm consists of about 80 acres open grassland with potential for more tillable acres. Farm has been in idle grassland for many years and has gently sloping productive soils with many more acres easily converted to Cropland. There are approximately 30+ acres of woods & timber, & pond. Excellent hunting with abundant wildlife on this property! Property Includes large older barn & silo, & small grain bins. Great Potential for Home building site.

**Terms:** 10% earnest money deposit day of Auction with balance due at closing within approximately 30 days. Buyers must have financing secured prior to the Auction. Sellers to furnish Title Insurance. Closing through Truman Title. **NO Buyer's Premium.** Sellers absolutely intend to sell to the highest bidder, however it sells subject to their confirmation.



For photo gallery, drone video and full details, go to:  
[EnyeartAuctionRealty.com](http://EnyeartAuctionRealty.com)

**Auctioneer's Note:** This farm has been in the Schnakenberg Family for decades and presents a rare opportunity to buy land in this area. This is a very unique tract of land with an abundance of potential for cropland farming, livestock production, recreation and potential home building site; Only minutes from town with good access. Don't miss this opportunity! Call Daniel Enyeart for information @ 660-651-1101



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**Daniel W. Enyeart** - 660-651-1101 \* Auctioneer, Broker, MO General Certified Appraiser  
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**Clayton Enyeart** - 660-651-3396 \* Auctioneer, RE Salesperson, Appraiser