

Sullivan & Son

AUCTION

KNOX COUNTY, MO
LAND AUCTION
 136 ACRES • 3 TRACTS

WEDNESDAY, OCTOBER 4, 2017 • 2:00 PM

AUCTION TO BE HELD AT KNOX COUNTY COMMUNITY CENTER, 207 N 4TH, EDINA, MO 63537



*Excellent Missouri Hunting
 & Recreational Land*

New Home Building Sites

LOCATION & GENERAL INFORMATION

The Little farm is located 1½ miles east of Baring, MO on Route K then ½ mile north on gravel road, or from Edina, MO take Highway 15 north 3 miles to EE then 2½ miles north. It will be sold in 3 tracts with Tract 1 containing approximately 76 acres (more or less), Tract 2 containing approximately 50 acres (more or less) and Tract 3 containing approximately 10 acres (more or less). They will be sold individually and will not be combined. A portion of Tract 2 will sell subject to a farm lease for the remainder of the 2017 farming season. All 3 tracts sell free of any hunting leases with the successful bidders, upon signing the purchase agreements and depositing their down payment, having permission to immediately hunt all 3 tracts. The buyers of these properties may possibly be involved in a 1031 Like Kind Exchange with the Sellers. For more information on this please contact Sellers' Attorney, Dennis Smith at (573) 288-4461.

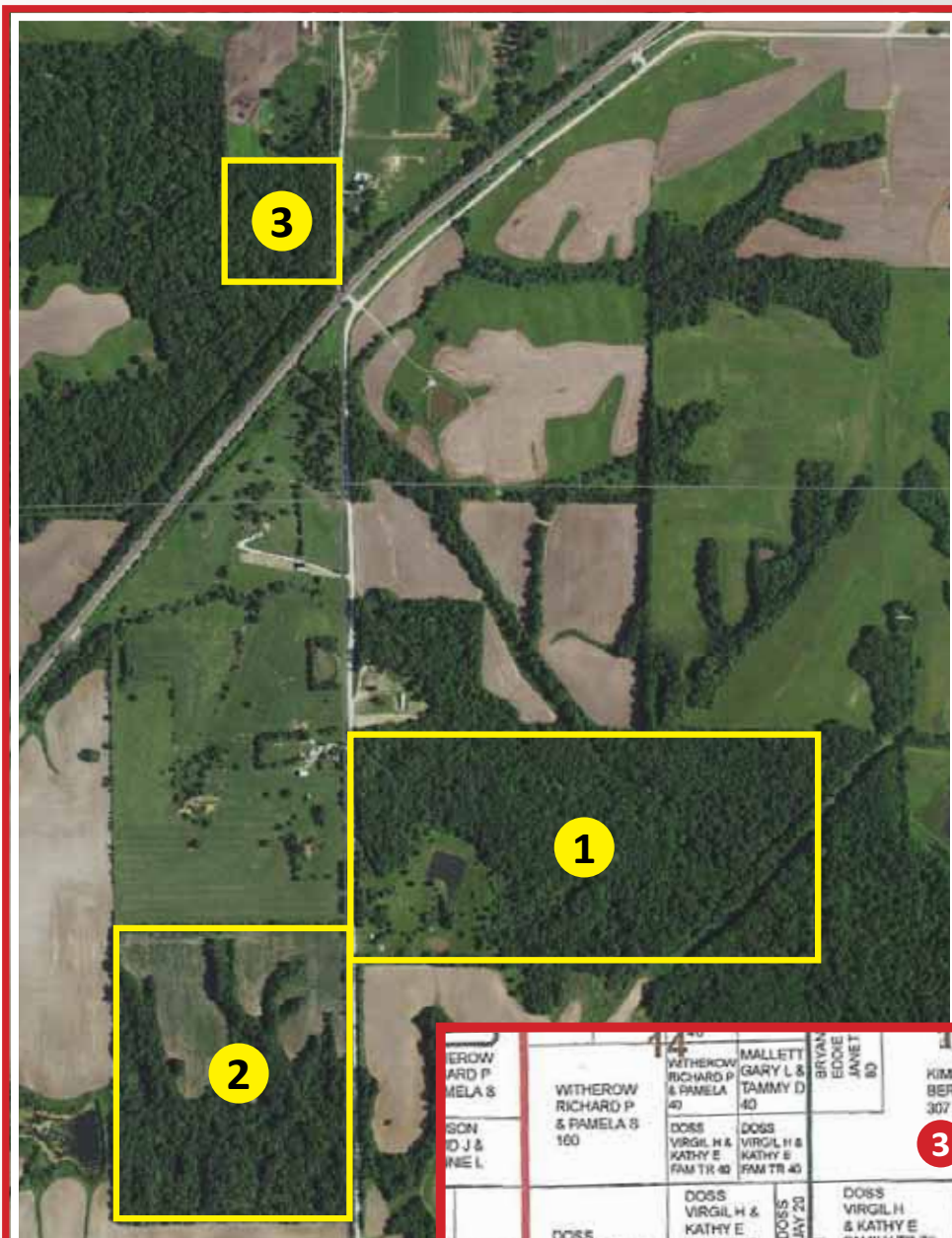
TRACT 1 - approximately 76 acres situated in the South Half of the Northwest Quarter of Section 19, T63N-R11W, Knox County, MO. This is an absolutely beautiful property consisting of nearly all rolling timber land and a ten-acre camp site area with a deep one-acre lake, a small one-room cabin, an open garage-type building, city water, electricity and a septic system. This is a very nice hunting or weekend get-away property with an additional 50 acres (Tract 2) across the gravel road if you would like a larger area.

TRACT 2 - approximately 50 acres situated in the East Half of Section 13, T63N-R12W, Knox County, MO. There are 16 acres tillable with the balance being rolling timber land. This tract also has very good hunting. The east side borders a gravel road and a part of it connects with Tract 1.

TRACT 3 - approximately 10 acres located approximately ½ mile north of Parcels 1 and 2 and just north of the railroad tracks on the west side of the gravel road. This small tract is all wooded hunting land.

TERMS OF SALE

All 3 tracts will be sold individually and will not be combined. They will be sold on a price per acre basis. Ten percent of the purchase price will be due at the conclusion of the auction with the balance being due on or before November 6, 2017. The Sellers are possibly purchasing some property closer to their home in Illinois and therefore may be doing a 1031 Like Kind Exchange which the purchasers of this land could be involved in. This will be at no cost to the buyers of these tracts and more information is available by contacting Attorney Dennis Smith at (573) 288-4461. Title Insurance will be provided by the Sellers. The 2017 real estate taxes will be paid by the Sellers. Possession will be given at time of closing subject only to a farm lease on the tillable acres on Tract 2 if the crops aren't harvested. Your down payment and signing of the purchase agreement on sale day gives the buyers permission to hunt on these tracts prior to the closing. All announcements made at the auction supersede any prior advertising.



CHUCK LITTLE & CHARLIE LITTLE

REPRESENTING ATTORNEY & TITLE WORK BY

DENNIS SMITH, OAK HILLS TITLE CO.

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