

127 ACRES • MARTHASVILLE, MO INVESTMENT FARM AUCTION

127 +/- ACRES OFFERED IN 1 TRACT

*Great mix of timber, tillable acreage
and hunting ground.*



TUESDAY, DECEMBER 10TH

2:00 PM

MARTHASVILLE COMMUNITY CENTER, MARTHASVILLE, MO

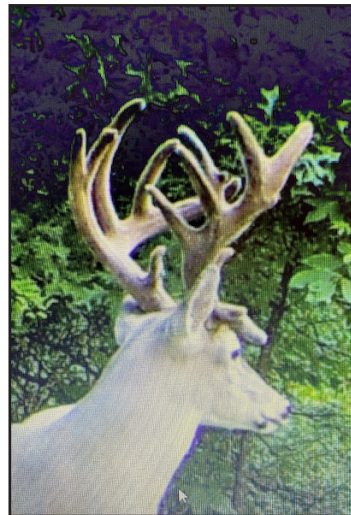
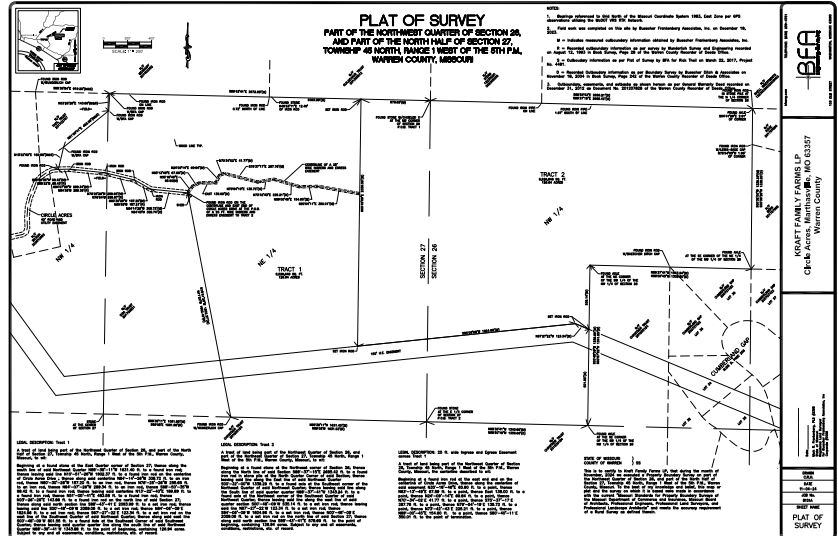
**CIRCLE ACRES ROAD
MARTHASVILLE, MO 63357**

Directions: From Boone Monument Road, take Loop Road to Circle Acres Road and follow to the end. Access to the property will be newly surveyed 40' easement.

This acreage is being sold for the Krafft Family Trust.

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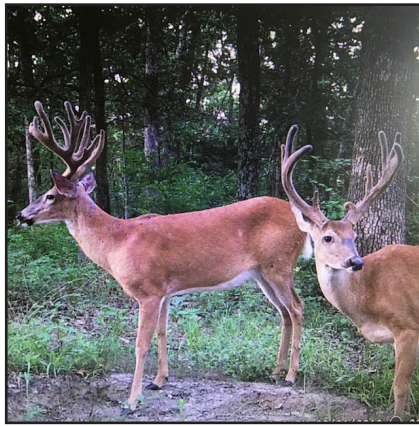
- This 127 +/- acre farm offers many possibilities for the new owner and we are pleased to offer it at auction for the trustees of the **KRAFFT FAMILY TRUST**.
- The farm is assessable by newly surveyed 40' easement at the end of Circle Acres Rd.
- The farm is close to town, yet very secluded.
- Approx. 16 acres farmable valley fields/balance in timber.
- This farm offers great hunting opportunities for both deer and turkey. It has a nice mix of cover and food with many corridors and the pinch points during the rut.



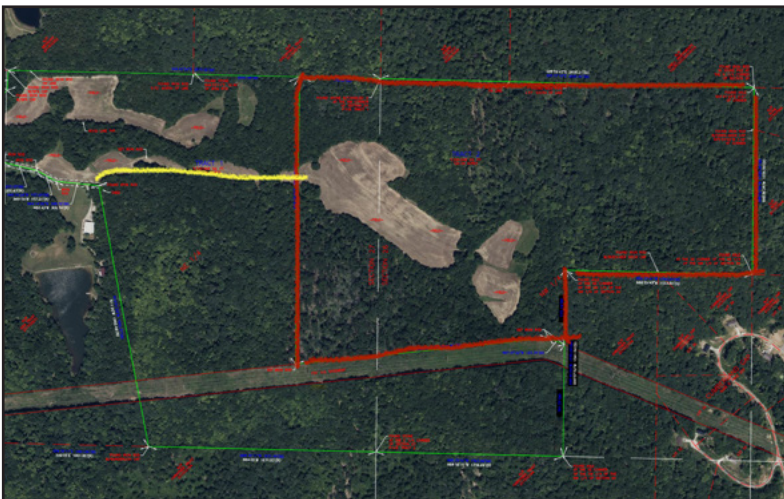
REAL ESTATE: 127 +/- acres to be sold with minimum opening bid of \$7,500 per acre. To be offered in 1 tract. This property will be sold at the Marthasville Community Center, Marthasville, MO 63357 at 2:00 pm, December 10th.

M.R. Clark Auction and Appraisal LTD.
314.650.7317

- The sale of the farm would be subject to the right of the current renter to get their crops out of the field and there would be no right to any rent payments for 2024.



- The farm will sell in one single tract as 127 acres and will be offered at the minimum opening bid of \$7,500 per acre. Bidding increments of \$100 per acre, unless determined otherwise by the auctioneer.



- 10% down in non-refundable earnest money on sale day with the balance due at closing within 45 days or sooner at Preferred Land Title, Wright City, MO.

- Both Buyer & Seller will pay their respective cost at closing. Seller will guarantee a clear insurance title.

GREAT MIX OF TIMBER, TILLABLE ACREAGE AND HUNTING GROUND

TERMS: Photo registration. Property sells “As is Where is” Without warranty. Not responsible for accidents. Announcements made day of auction supersede printed material.

All real estate will sell with the advertised minimum per acre. Opening bid has been determined by the trustees of the Krafft Family Trust. Photos and details are available for viewing on our website.

Please call M.R. Clark Auction and Appraisal LTD. 314.650.7317 with questions.

TERMS AND CONDITIONS: Property will sell “As Is Where Is” with a minimum opening bid per acre as mentioned above. The successful bidder on the property will be required to deposit 10% down in non-refundable earnest money with the balance due upon closing within 45 days at Preferred Land Title, Wright City, MO. Buyer must sign the basic legal binding contract of sale on sale day, which reflects an as is-where is sale. The sale has no contingencies. Buyers shall rely entirely on their own information, judgment and inspection of property and records. Announcements made day of auction supersede printed material.

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Auctioneers Note:

See you on sale day.

As always, we appreciate your attendance!

Mike, Julie, Leesa and the Whole Auction Team



M.R. CLARK
AUCTIONS AND
APPRAISAL L.T.D.

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Michael R. Clark | **Julie Schmittler**
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