

24.29 ACRES • MARTHASVILLE, MO CROPLAND FARM AUCTION

24.29 +/- ACRES OFFERED IN 1 TRACT

*Approx. 16 acres of income producing, tillable bottom ground,
wooded acreage with Charette Creek frontage.*



TUESDAY, DECEMBER 10TH

2:00 PM

MARTHASVILLE COMMUNITY CENTER, MARTHASVILLE, MO

**HWY. 47 - ACROSS FROM AIRPORT
MARTHASVILLE, MO 63357**

Directions: From Washington, MO take Hwy. 47 north approximately 1 mile to property on the left. – **Banner on left to designate property.**

This acreage is being sold for the Krafft Family Trust.

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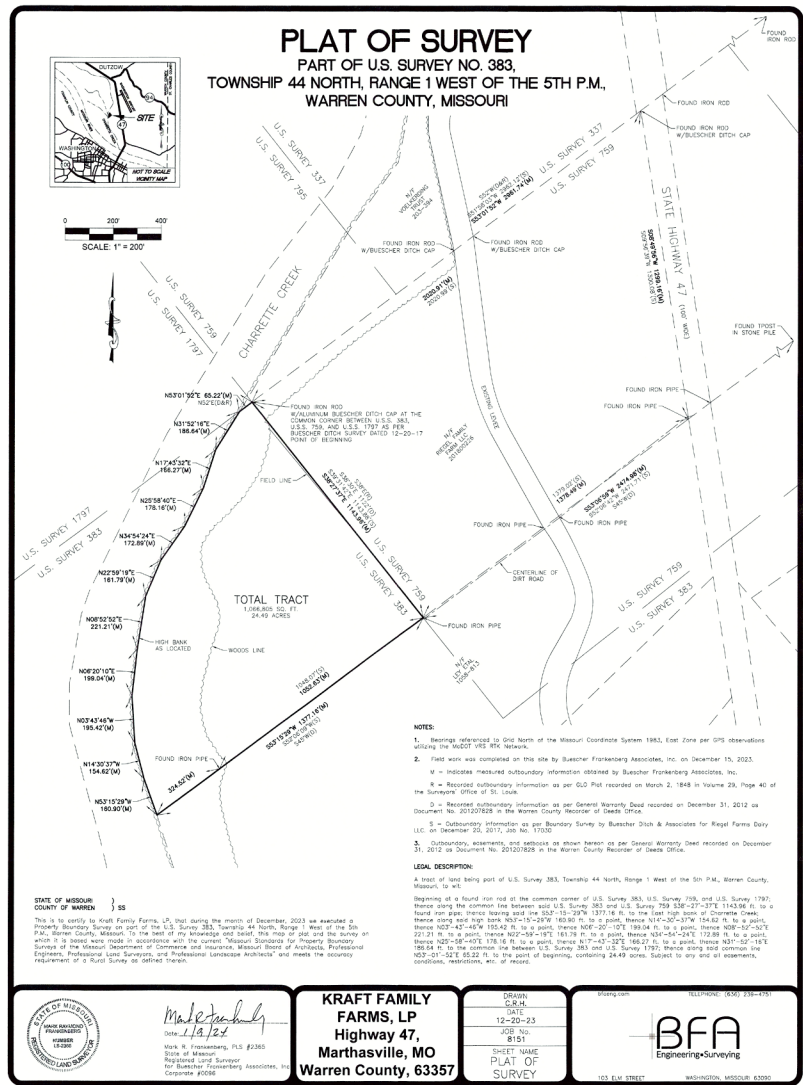


- This 24.29 +/- acres offers many possibilities for the new owner and we are pleased to offer it at auction for the trustees of the **KRAFFT FAMILY TRUST**.
- The acreage thru a private road off Hwy. 47.
- Approx. 16 +/- acres of income producing bottom ground.
- Approx. 8 +/- acres of wooded ground along Charette Creek.
- This acreage offers income producing bottom ground as well as hunting and fishing opportunities along the Charette Creek corridor.
- The sale of the ground 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.

REAL ESTATE: 24.29 +/- acres to be sold with minimum opening bid of \$6,000 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 farm will sell in one single tract as 24.29 surveyed acres and will be offered at the minimum opening bid of \$6,000 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.



Approx. 16 acres of income producing, tillable bottom ground, wooded acreage with Charette Creek frontage.

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
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