

84 ACRES • LINNEUS, MO INVESTMENT FARM AUCTION

84 +/- ACRES OFFERED IN 1 TRACT

Great mix of income producing tillable acreage and hunting ground.



THURSDAY, DECEMBER 12TH

11:00 AM

**LINNEUS COMMUNITY CENTER,
LINNEUS, MO**

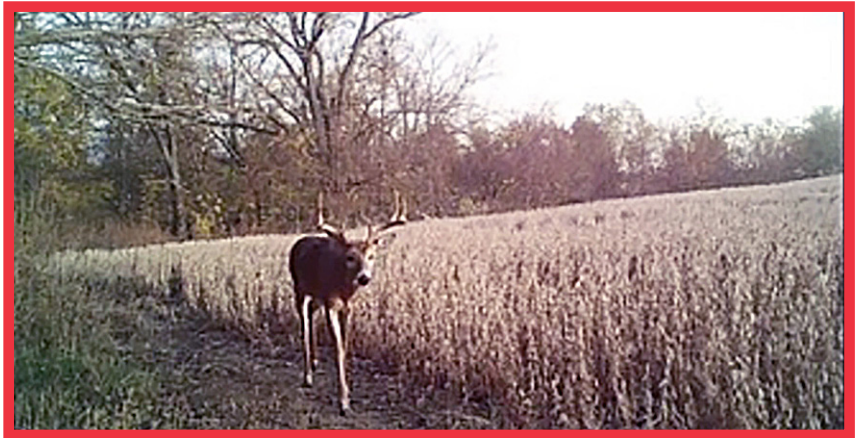
HWY. B & CORD DR., LINNEUS, MO 64653

Directions: From Linneus take Hwy. B west approximately 4 miles, farm is on the corner of Hwy. B and Cord Dr. – **Banner on left to designate property.**

This acreage is being sold to settle the Krafft Family Farm.

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- This 84 +/- acre farm offers many possibilities for the new owner and we are pleased to offer it at auction for the executors of the **KRAFFT FAMILY FARM**.
- The farm has road frontage on both Hwy. B and Cord Dr.
- Approx. 74 acres of income producing tillable ground.
- Approx. 10 acres of farmable ridgetop 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 pinch points during the rut.
- 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.



REAL ESTATE: 84 +/- acres to be sold with minimum opening bid of \$5,100 per acre. To be offered in 1 tract. This property will be sold at the Linneus Community Center, Linneus, NO 64653 at 11:00 am, December 12th.

M.R. Clark Auction and Appraisal LTD.
314.650.7317

- The farm will sell in one single tract as 84 acres and will be offered at the minimum opening bid of \$5,100 per acre. Bidding increments of \$100 per acre, unless determined 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 Linn County Title, Brookfield, MO
- Both Buyer & Seller will pay their respective cost at closing. Seller will guarantee a clear insurance title.

GREAT MIX OF INCOME PRODUCING 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 executors of the Krafft Family Farm. 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 Linn County Title. 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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