

# 65.5 ACRES WRP • LINNEUS, MO HUNTING & RECREATION LAND AUCTION

65.5 +/- ACRES OFFERED IN 1 TRACT

*Great mix of floodable wetland ponds and woods  
with Locust Creek frontage.*



**THURSDAY, DECEMBER 12<sup>TH</sup>**

**11:00 AM**

**LINNEUS COMMUNITY CENTER, LINNEUS, MO**

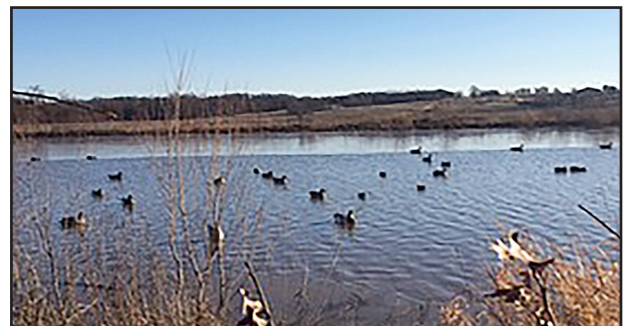
**DEXTER ROAD / LOCUST CREEK  
LINNEUS, MO 64653**

**Directions:** From Linneus take Hwy. 5 south approximately 1 mile,  
right on Dexter Rd. for 15 miles. – **Banner on right to designate property.**

*This acreage is being sold for the Krafft Family Farm.*

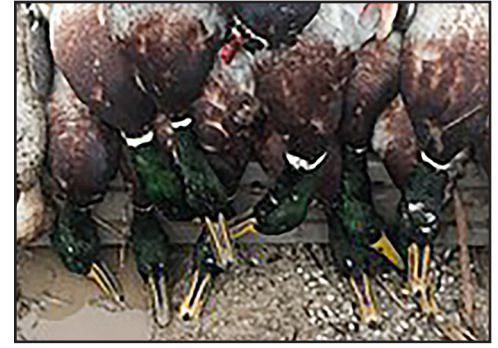
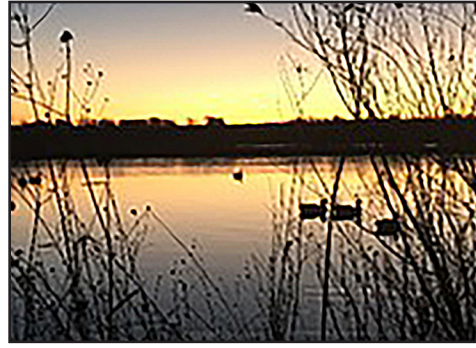
# 65.5 ACRES WRP • LINNEUS, MO HUNTING & RECREATION LAND AUCTION

- This 65.5 +/- acre WRP tract 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 WRP tract has road frontage on Dexter Rd. & Locust Creek.
- This farm offers great hunting opportunities for both deer and ducks. It has a perfect mix of high ground and wetlands with floodable duck ponds and wooded mast producing areas to hold big bucks.
- The farm will sell in one single tract as 65.5 acres and will be offered at the minimum opening bid of \$3,300 per acre. Bidding increments of \$100 per acre, unless determined otherwise by the auctioneer.



**REAL ESTATE:** 65 +/- acres to be sold with minimum opening bid of \$3,300 per acre. To be offered in 1 tract. This property will be sold at the Linneus Community Center, Linneus, MO 64653 at 11:00 am, December 12th.

**M.R. Clark Auction and Appraisal LTD.**  
**314.650.7317**



- 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 FLOODABLE WETLAND PONDS AND WOODS WITH LOCUST 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 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**  
**APPRAISAL L.T.D.**

REAL ESTATE • FARM • FIREARMS • ONLINE AUCTIONS  
BUSINESS LIQUIDATION • ESTATE • ANTIQUE SALES



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**Michael R. Clark** | **Julie Schmittler**  
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