

Nodaway & Andrew County Absolute Farmland Auction

Featuring 92 Acres ± and Home
Selling in 2 Tracts

January 20, 2022 at 10:04 am

Younger Auction Gallery, 312 E. South Hills Dr., Maryville, MO



Tract 1 – Located 9 ½ Miles South of Maryville on Hwy. 71, East Side of Road on 370th Street. This Nodaway County farm features 75 Acres +/- with approximately 71 Acres Tillable, which was in bean production this year. Farm is all tiled & terraced with Excellent location off of 71 Hwy. and perfect for new home location with long-range country views and access to Rural Water, in Barnard School District. **Taxes:** \$358.35



Tract 2 – Located South Approximately 4 miles from Tract 1 on Hwy. 71, to Nodaway and Andrew County Road, West on gravel approximately 3 miles on County Road 36 – South side of road. Featuring 17 Acres +/- with older 2-3 bedroom home, newer tin roof, older machinery shed, 2 grain bins with dryer floor – approx. 16,000 bu. total, well and rural water. **Note:** At present home is a rental. This farm also has approximately 10 acres Arapahoe Creek Bottom with some older diversion terraces to the East side of creek. **Taxes:** \$443.35

TERMS: 10 % down payment per tract of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days when full possession will be given. Escrow to be held at the office of First American Title, St. Joseph, MO. **VISIT WEBSITE FOR COMPLETE TERMS AND MORE INFORMATION.**

James Richard Carter Revocable Trust



Mark Younger, Auctioneer

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