

Daviess County Real Estate Auction

10:30 a.m.
Saturday,
March 11, 2017

17815 Hwy YY, Jamesport, MO

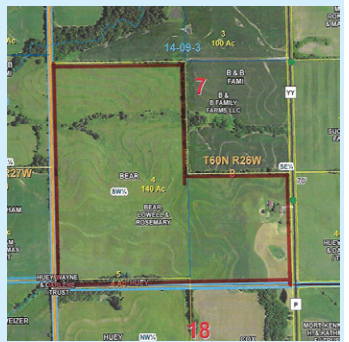


Tract #1 - 4 M/L Acres

This 4-acre tract sits on top of a nice hill with a very good view of the surrounding area. It has a ranch style house with brick front and vinyl sides and back, 29 wide x 63 long, 1827 sq. ft. on main floor, 3 bedrooms 2 1/2 bath, large kitchen, large living room, real nice dining room, mud room & laundry room; 3 large closets in bedrooms, master has 2 large closets. It has newer vinyl windows throughout and a beautiful fire place in the living room. Living room, dining room and kitchen could have open floor plan with a little remodeling. This house does have central air throughout the home both upstairs and down. It has an attached 2-car garage, 29' wide x 24' long with 2 walkout entrances and 2 powered garage doors. A large patio with overhead roof is attached to west side. Total square footage of this home is 3654 sq. ft. This tract has septic. Home is currently on spring fed water.

It has a full unfinished basement with a good foundation and walkout entrance, 29' x 63' 1827 sq. ft. Basement includes a shower and bathroom stool, a Reems LP furnace-Like new! Also, a long wood furnace for wood burning heat and a fire place, 12'x12' - 144 sq. ft. storm cellar attached, all concrete walls and ceiling.

40' x 60' metal building with concrete floors, 4 sliding doors, 12' ceiling complete with center drive thru & grain storage on both sides.



Tract #2 - 132 M/L Acres

This tract lies in a L shape and has a really good spring for water. Spring has plenty of water for farm use. There is also a good well house with working pump. The land is currently in CRP with good terraces. It will make excellent income on CRP. This can also be taken out of soil bank and put into row crop. This farm would make good cattle operation, excellent deer hunting, or available for organic farming right away. The land has been well cared for in the past years. Legal section town ship and range (Sec 7 township 60-61 N Range 26 W). According to Daviess Co. ASCS office the soil types are: #30085 Grundy silt loam 2 to 5% slopes; #30200 = Shelby loam 9 to 14% slopes; #36096 = zook silty clay loam 1 to 5% slopes.

Auctioneer Note: We will sell tract #1 first, then sell tract #2. Both tracts will be sold separate and not combined. Seller will pay half of surveying if it sells in 2 tracts. If both tracts sell to the same buyer, seller is not responsible for paying surveying. If tracts are sold to separate buyers, the seller will pay half of the rural water meter placement for tract #1 only. Seller will furnish clear title at time of closing. Closing to be in 30 days or less. Buyers will post 10% down payment and placed in (Escrow @ Trenton Abstract Co. in Trenton, MO.) Buyers, as always, have your financing in order. Your 10% down payment is nonrefundable. Both tracts sell as is where is with no guarantees expressed or implied. Any and all announcements made on auction day take precedence of any and all printed material. To view this property, call Norman @ 660-247-1714.

Estate of Lowell & Rosemary Bear
Personal Representative

William Bear 660-654-1298
Barbra Altrendt

See our website for pictures at roppauctions.com or gpcink.com

Lunch catered by Shooters

conducted by



Ropp Auctions

Auctioneers: Norman Ropp 660-247-1914 • Terry Caldwell 816-284-3204

We bring high \$\$\$
 bidders to our sellers