

# RANCH REAL ESTATE AUCTION

**2000 ACRES - 11 TRACTS**

**Adair County, Missouri**

**OPEN HOUSE  
MARCH 8th  
10:00 - 4:00**

**APRIL 1st - 1:00PM**

**Days Inn - Kirksville, MO**



Three very high quality homes for your family or ranch managers.



**TRACT 1**

**This is a rare opportunity to purchase a large tract of grazing land with excellent facilities!**

**Auctioneers Note:** The ranch is located in northeast Missouri in the heart of cattle country, 15 miles southwest of Kirksville, Missouri on State Highway 11. We are offering this amazing 2000 contiguous acres that will handle 750 mother cows, with fully ready to go facilities and housing for three families. Much of the perimeter fence is brand new and the ranch is cross fenced into 20+ different pastures with water everywhere. The pastures have been maintained and are in excellent condition and fertility. The ranch comes complete with multiple working pens, chutes and corrals, machine sheds, a commodity shed, a fence line bunks, a horse barn, a huge calving barn, and a sale facility. The property has great deer hunting and other recreational opportunities. This ranch needs nothing and is ready to go. The entire ranch, and the residences, will be offered in 11 individual tracts ranging in size from 5 acres to 814 acres and/or in combinations.

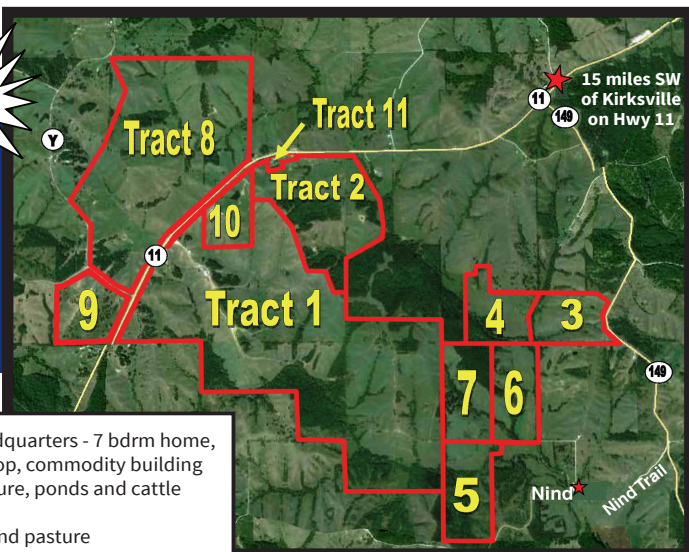
This ranch is turn key ready and in excellent condition!



**TRACT 1**

**2% BROKER PARTICIPATION**

SEE WEBSITE FOR PHOTOS & MORE DETAILS!



**TRACT 9**



**TRACT 10**

**Tract 1:** 814 acres - Headquarters - 7 bdrm home, calving/loafing barn, shop, commodity building

**Tract 2:** 202 acres - Pasture, ponds and cattle shed

**Tract 3:** 62 acres - Hay and pasture

**Tract 4:** 67 acres - Combination tract of tillable and timber

**Tract 5:** 83 acres - Combination tract of hay, pasture, tillable

**Tract 6:** 80 acres - Combination tract of tillable, hunting ground

**Tract 7:** 80 acres - Combination tract of pasture, timber, tillable

**Tract 8:** 480 acres - Open pasture and corral

**Tract 9:** Sale barn, pens and 75 acres

**Tract 10:** 52 acres with beautiful 3,400 sq ft home, Morton Building

**Tract 11:** 5 acres with 3100 sq ft home, pond and barn

**Terms & Conditions\*:**

- Bidders need to be pre-approved or bring bank letter.
- 10% down day of the sale payable to Pickell Abstract Co., Kirksville, Missouri.
- Balance due on or before May 1, 2014 at final closing.
- Possession rights vary by tract.
- All tracts sell subject to seller confirmation.
- 2% broker participation. Broker must have buyer signed up prior to the auction.

\* SEE WEBSITE OR CALL FOR MORE DETAILS.



**TRACT 10**



**TRACT 11**

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