

FARM LAND AUCTION!

Brookfield, MO Area

WEDNESDAY APRIL 17 12 NOON

The Watson – Barhydt Family will sell their land at Public Auction. Note: These farms have been in the family for over 100 years! Enrolled in CRP, they come out of contract in October this year. They have been idle and are ready to go to work for you! Mark Your Calendar! Photos/Aerials/Info @ ImanAuction.com * Take Hwy. 36 1 mile west of Brookfield to State Hwy. TT then south on TT 2 ½ miles to farm. All Farms Sell At Tract #1 Location – Turn in at the home site in the NE corner of tract. * Real Estate Only – Please Be Prompt!

310 Acres +/- * 3 Tract * Row Crop * Woods



Mile Frontage To CR Ginger Road – Numerous Home Sites Just South Of Brookfield - Desirable Farm In Great Location!

TRACT 2 – Located in the South ½ of the SW ¼ of Section 23, T-57, R-20, Linn County, MO * **Being 83 Acres m/l** – Approx. 72.49 FSA Open Acres In CRP Thru Oct. 2013 – Level To Sloping – Leonard, Armstrong, Kilwinning & Lagonda Soils – Wooded Draw & Woods Along NE Corner - Trees Around Great Home Site On West Side – ¼ Mile Frontage To Hwy. TT

TRACT 3 – (Sells @ Tract 1 Location) Located in the South ½ of the SW ¼ of Section 24, T-57, R-20, Linn County, MO – From Tract 1, take Ginger Rd. east 1 mile to Huron Drive, then south 3/10 mile to farm on east side of road * **Being 67 Acres m/l** – Great Combination Tract – Approx. 28 FSA Open Acres In CRP Thru Oct. 2013 – Level To Sloping Land – Leonard & Gifford Silt Loam On Open Acres – Approx. 40% Open Tillable Land – Remainder Good Woods – Possible Marketable Timber – Excellent Hunting Tract With Income – Good Home Sites – ½ Mile Frontage To CR Huron Drive (Just a mile east of Hwy. TT) – **Terms/Photos @ ImanAuction.com**

TRACT 1 – Located in the SE ¼ of Section 22, T-57, R-20, Linn County, MO * **Being 160 Acres m/l** – Approx. 149.9 FSA Open Acres In CRP Thru Oct. 2013 – Remainder Wooded Draws & Home Site – Majority Kilwinning Silt Loam With Some Lagonda Silt Loam – Level To Sloping Land – Half Mile Frontage To Hwy. TT – Half



WATSON – BARHYDT FAMILY, SELLER

IMAN AUCTION COMPANY



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