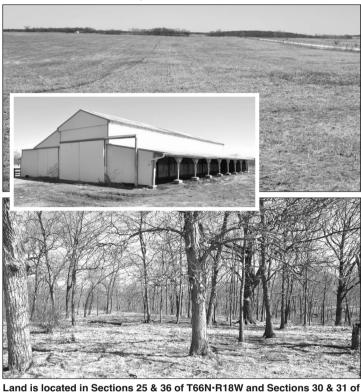
## PUTNAM GOUNTY, MO LAND AUCTION SAT APRIL 26TH AT 10-00 A M

SAT., APRIL 26<sup>TH</sup> AT 10:00 A.M.

586 AGRES± 03 TRACTS

LAND REPRESENTS TILLABLE CROPLAND, IMPROVED PASTURE, PREMIER NORTHERN MISSOURI HUNTING/RECREATIONAL LAND, HOME BUILDING SITES (WITH PUBLIC WATER AVAILABLE), PONDS, PLUS MORE!



T66N-R17W, Putnam County, MO. Generally located approximately 7 miles east of Unionville, MO (Unionville, MO is located approximately 20 miles southwest of Centerville, IA or approximately 45 miles northwest of Kirksville, MO). From Unionville, MO, go west on Hwy. 136 approximately 6 miles to 363rd Rd., then north approximately 1 mile (be watching for presale directional & tract signs which have been posted).

## TRACT 1 - 276 ACRES ±

- This tract has approximately 31 acres that is currently being farmed with the balance being open pasture and wooded acreage with premier north Missouri hunting/recreational land!
- Improvements on this tract include livestock buildings, cattle pens and a small hunting cabin.
- Road access on the west by 367th Rd.

## TRACT 2 - 160 ACRES ±

- This tract is predominantly open pasture land with a few wooded draws and a creek.
- Road access on the south by 367th Rd., on the west by 363rd Rd. and on the north by 165th St.

## TRACT 3 - 150 ACRES ±

- This tract has approximately 90 acres that is currently being farmed with the balance being open pastureland and wooded draws.
- Improvements on this tract include an older wood frame barn.

for color brochure!

Maps
& Photos
Online!

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WILLIAM AND BELLE KLINGNER TRUSTS

Michael Klingner & John Klingner - Co-Trustees
Representing Attorney: James A. Rapp

Representing Attorney: James A. Rapp Schmeideskamp, Robertson, Neu & Mitchell LLP 525 Jersey St. • P.O. Box 1069 • Quincy, IL • Ph. 217-223-3030

Sullivan Auctioneers, LLC • 217-847-2160 • Lic. 444000107 www.sullivanauctioneers.com