

# PUTNAM COUNTY, MO LAND AUCTION

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

SALE TO BE HELD AT THE LIONS CLUB BLDG. IN UNIONVILLE, MO

## 586 ACRES± • 3 TRACTS

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



Land is located in Sections 25 & 36 of T66N-R18W and Sections 30 & 31 of 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 pre-sale 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.

**Call  
for color  
brochure!**

**Maps  
& Photos  
Online!**

**Call for a detailed color brochure, or visit us online at  
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**WILLIAM AND BELLE KLINGNER TRUSTS**  
**Michael Klingner & John Klingner - Co-Trustees**

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