

# REAL ESTATE AUCTION

Saturday, May 15th @ 12:00 p.m.

Comfort Inn & Suites Conference room  
250 E Business 36 • Chillicothe, MO

Dr. Greg and Carrie Miller



Mr. & Mrs. Miller have decided to sell the following land at auction. This 97.4 acre Property located 4.4 miles northwest of Chillicothe on Hwy Y will be sold in 4 Tracts with no reserve. This beautiful and productive property is located 4.4 miles from Chillicothe Missouri on Hwy Y. Blacktop frontage with rural water and water meters already located on each Tract. This property has plenty of wildlife with quality Deer and Turkeys. This quality of land is getting harder to find that has the location and views that are available with this property. This property is already surveyed & will sell in 4 Tracts. Each Tract has multiple great building locations.



**TRACT 1:** 22.7 acres that has a beautiful 2 room cabin that is fully furnished with a wood stove & a covered porch that overlooks a breathtaking 4 acre lake that is stocked with fish, it also has timber for your hunting needs. This Tract has a park like setting with views you have to see to appreciate. You can either build or just have it as a place to get away from your busy life & relax. **TRACT 2:** is 18.5 acres; this tract has one of the best views to build your forever home that sets on a hill that is backed up to the timber line that gives you views that overlook the river bottoms & your pasture this tract consists of 50% grass and 50% timber for your hunting needs as well as a place to have livestock. **TRACT 3:** is 36.5 acres that offers 2 ponds that are stocked & also has great building locations with breathtaking views that can overlook the ponds and across the river bottoms. Its the biggest tract in this offering of land & offers plenty of acres for anything you choose. It also is 50% pasture & 50% timber. **TRACT 4:** is 19.7 acres that is 50% pasture 50% timber It offers building opportunities with plenty of room for your small farm needs.

Please visit our Facebook page or our website Croy Auction for drone footage & more pictures. You don't want to miss this property. There is a 10% escrow deposit made the day of the auction along with a signed legal real estate contract. Closing within 30 days.

To view the property or for more information, contact Lance Croy, auctioneer.

**TERMS:** Real Estate: 10% payable day of sale. Seller will provide title insurance and close within 30 days.

## Croy Auction Service

Lance Croy, Auctioneer

816-284-2140

This is a partial listing--more added at sale time. Not responsible for accidents. Statements made day of sale take precedence over printed material. Cash, all checks will require valid driver's license & credit cards accepted w/a 5% convenience fee.