

# Grundy County Land Auction

**234 ACRES M/L**

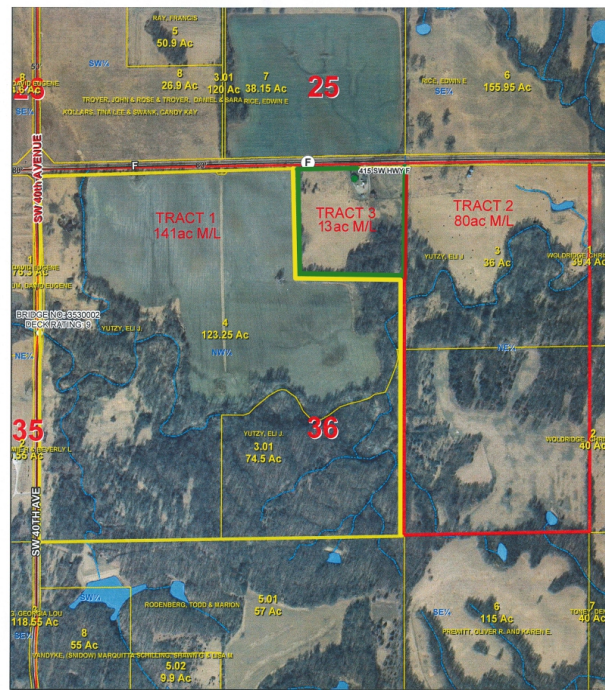
**Monday, May 2, 2016**

**Notice Time: 6:30 p.m.**

We will sell the following at public auction.

The address is 415 SW Hwy. F, Trenton, Mo. 64683. From Jamesport take Hwy. F east for 7 miles to location. From Trenton, go south and west on Hwy. 6 for 2 miles to Hwy. W. Turn left and go south. Follow W for 10 miles to Hwy. F. Turn right on F and travel a short mile to location. Follow Auction Signs on Sale Day.

**Real Estate 234 M/L Total Acres**



### Tract #1 — 141 M/L Acres

Consisting of 55 acres m/l of very highly productive row crop land. This tract lies really well and produces very high yielding crops! The balance of this tract is 86 m/l acres of heavy hardwood timber w/good creek bottom. The farm is currently being farmed on 1/3 & 2/3 shares. The new owner or buyer will receive 1/3 of total crop for 2016. This tract has Hwy. F frontage on north side and really good gravel road SW 40th Avenue all along west boundary line. Also a small tract of good pasture on south side of F and east of SW 40th Avenue intersection that is all fenced for cattle or horses. Buyers, if you are looking for trophy whitetail, turkey, quail and bobcat hunting, this is it. Only two mile north of Pikes Lake Conservation Hunting Reserve and four miles from Poosey State Forest. This tract has it all. You won't find a better location with income. The soils on the croplands are Grundy silt loam and Grundy silty clay loam.

### Tract #2 — 80 M/L Acres

Consisting 80 m/l acres! 15 m/l acres very high productive tillable row crop ground that is currently being farmed on 1/3 and 2/3 shares. Buyer will receive 1/3 of total crop for 2016. The 15 m/l acres borders Hwy. F and has full road frontage. The two grain bins that are currently sitting on this tract do not belong to the seller. The renter will have 90 days to remove bins and grain. There is approximately 25 m/l acres of

hardwood timber and creek bottom on this w/small pond. This tract has approximately 30 m/l acres in good pasture on the south east end of property w/balance of approximately 10 m/l acres hardwood draws and timber with a pond on this tract. There are four good boundary line fences and it is ready for cattle or horses. Any and all easements will be recognized and will transfer with property. Soils consist of cropland on this tract, Grundy silty clay loam. This tract is also a very good hunting location with trophy whitetail. You won't want to miss this one!

### Tract #3 — 13 M/L Acres w/ Home

Consisting of a 20'x50' house 3 bdrm; 1 bath; w/open kitchen and living room floor plan; elec. heat, good well, central air. Has vinyl fence and older horse barn w/loft and 10' x 12' portable shop building. Home has deck and porch, small area around barn for horse pasture and the balance of this tract is approx. 8 m/l acres of good grass hay. Home has had the same renter for approximately 5 years w/steady income for rental. A very cute location with a lot of room to build on if you would want to.



**All 3 tracts will sell separately and will not be combined.**

**Auctioneer Note:** For viewing of properties call this number 660-247-1914. To all buyers, any surveys that have to be done will be split 50/50 with buyer and seller. Property will sell as is where is w/no guarantees expressed or implied. Owner is highly motivated to sell. Buyer will sign standard real estate legal binding contract and post 10% down payment at end of sale. 10% down will not be refunded. Down payment will be escrowed at Livingston County Title Co. Closing to be in 30 days or less. Seller will prorate taxes to closing date. Seller will furnish title insurance and produce a good deed at closing. Any announcements made sale day take precedence over all printed material. Auction company not responsible for errors or omissions, accidents or theft! Folks, everybody wants location - location - location and this has that and more. Oh, yes, really good neighbors on all four sides of this property!

Livingston County Title will furnish donuts and coffee for anyone attending.

**Owner: Eli J. Yutzy**

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**Ropp Auctions**

Auctioneer: Norman Ropp, 660-247-1914

We bring top \$\$\$ buyers to our sellers.

