

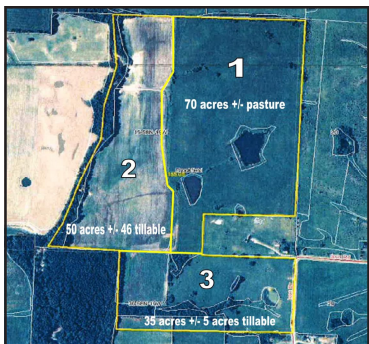
# Farm Real Estate Auction

## 155 +/- Acres Selling in 3 Tracts

Brookfield, MO - Linn County

### May 24th, 7:00 p.m.

Seller: Julie Maggart "I have relocated to Chillicothe, MO and will be selling 155 acres +/- in 19 & 30, 58N-19W located at Icon Drive, Brookfield, MO"



Directions to view farm: Take Hwy M 1 mi. north of Brookfield then east 1 mi. on Iva Rd., then north 1 mi. on Icon Dr. to farm

Land will sell at auction starting at 7:00 p.m. May 24th, at the Brickhouse Bar & Grill conference room, 620 W. Locking Ave., Brookfield, MO. Property will sell in 3 tracts separately and in combination until the highest bid is reached. Tract 1 is 70 +/- acres of green pasture ready for grazing with two stocked ponds. Perimeter is cow tight and interior is divided into three paddocks with solar powered electric fence. Pasture will have immediate possession upon payment of escrow. Tract 2 is 50 +/- acres of bottom land, 46 tillable and is rented for 2016. Second half of rent goes to buyer. Tract 3 is 35 acres, 85% open with 5 tillable and the rest in grass & timber. Just off of Icon Drive it is a perfect building site for your country home or hunting cabin. See website for legal descriptions, complete terms of sale and additional photos. Registered bidders to provide a bank letter of credit or pre-approval by Smith Auctioneers, LLC. 10% down escrow day of sale payable to Monarch Title, Brookfield, MO. Purchase price will include a 2% buyers premium. Contact Smith Auctioneers, LLC with questions or to view property prior to auction.

Auctioneers Note: Announcements day of the auction precede any written or oral statements. All acreages are based on estimates, actual acreages could be more or less. Property sells subject to seller confirmation

[www.smithauctioneersllc.com](http://www.smithauctioneersllc.com)

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