



Scotland County Missouri Land & Real Estate AUCTION

Leroy Nott Estate

714 W. Ruth Avenue - Memphis MO. 63555

Friday, June 9, 2023 @ 10:00 a.m.

Real Estate to be sold at 12:00 noon

Selling this 4 bedroom, 3 1/2 bath home on large lot at the corners of Ruth and Lindell Avenues. This home has a large outdoor space as well as a fully finished basement, complete with kitchen, living area and storage room.

Call Elaine @ 660.216.0793 to view the property!

**Also selling full line of household items - this is a very brief listing!
Vehicle - Portable Building - Guns - Lawn & Garden**

80 acres m/l selling in 1 tract - Scotland County, Mo.

Land is located East of Memphis Mo. on 136 to State Route U then South 1 mile to the first curve. Approx. 55 acres currently being tilled. Section 23 Township 65 N. Range 11 W. (Selling at the Memphis location.)

Terms: The property will be sold for the total lump sum figure. The land will be sold on a price per acre basis. Following the selling of the Real Estate and Land, the successful buyer(s) will enter into a written contract with the seller. Contract will be available for inspection prior to the start of the auction. A non-refundable 10% of the bid price is to be paid day of the auction, with the balance to be paid within 30 days, at time of closing. Full possession on the property will be given at time of closing. Full possession will be given on the land after the crop is harvested. The 2023 Real Estate taxes will be prorated to the date of closing. Title insurance in the full amount of the purchase price will be provided, with the cost of the title insurance and customary closing cost being split 1/2 equally between buyer and seller. The information in this brochure is believed to be correct, however, no liability for errors is assumed. We encourage potential buyers to inspect the property to their satisfaction. There are no warranties pertaining to this property. **Real Estate is being sold AS IS. Closing & Title work by Scotland County Abstract & Title 660.465.7052**

High Auction Service LLC Downing Mo - Randy High 660.216.0515

www.highauctionservice.com e-mail: highauctionservice@gmail.com

Cash or check with proper ID. Not responsible for accidents or theft. Announcements day of the sale take precedence over any advertising.