

MIKE MILLER
Auction



Due to the death of Earle "Book" Gates, the following will be sold at the farm located 5 miles north of Chillicothe, Mo. on Highway 65, then west to the first house on Gravel Road 216. (Auction signs posted sale day.)

SATURDAY, JUNE 9th
10:00 a.m.

LAND AUCTION, 148 ACRES
IN ADJOINING 2 TRACTS

A rare opportunity, excellent location with highway frontage less than 5 miles from Chillicothe. Nice combination livestock & row crop farm, excellent places to build, raise a family, with some nice income potential. Chillicothe R-II School District, bus route, city water & FEC. Absolutely gorgeous setting with the serenity of "country living." Don't miss this opportunity!!



TRACT NUMBER ONE

Consisting of 98 acres, more or less, with Highway 65 frontage, 3 water meters, 2 nice ponds, approx. 63 acres tillable according to FSA Office, however much is currently seeded to grass/hay. New owner gets ALL the 2012

fall bean crop (approx. 33 acres to be planted soon). This field is terraced. Also features older 2-story home, large 60x70 metal machine shed, good fences and cross fences.

TRACT NUMBER TWO

Consisting of 50 acres, more or less, FSA Office calls it 46 "crop land" acres, but most is seeded to pasture or hay. Approx. 10 acres currently in wheat. Good gravel road borders the south, good fences, good pond. Borders Tract One to the west. Farm(s) sell at 1 p.m. Terms & conditions to be announced later. For more information, contact auction firm at 660-646-1179.



ALSO SELLING

5 tractors, combine, grain truck, balers, other hay equipment and farm machinery, golf carts, hay, scrap iron and a lot more. Watch future papers and shoppers for complete listing or visit our web site at www.mikemillerauction.com.

EARLE "BOOK" GATES, TRUST

Sale conducted by
Mike Miller Auction Service
660-646-1179 660-646-6919 fax
Mike Miller, David May, Auctioneers
www.mikemillerauction.com

