

ADAIR COUNTY, MO LAND & PERSONAL PROPERTY AUCTION

*Kirksville,
Missouri*

WED., JUNE 10TH AT 10:00 A.M.

REAL ESTATE SELLS FIRST AT 10:00 A.M. FOLLOWED BY PERSONAL PROPERTY

HELD ON-SITE AT 30421 SEVEN HILLS WAY, KIRKSVILLE, MO

From Kirksville, MO, take Hwy. 11 east approximately 4 miles to Seven Hills Way (sharp curve), then continue east on Seven Hills Way approximately ½ mile to the auction.

**39 Acres ±
2 Tracts**



Don't miss this chance to own a beautiful home with acreage in the country and still be just minutes from Kirksville!

Land is located in Section 9, T62N•R14W, Salt River Township, Adair County, MO. From Kirksville, MO, go east on Highway 11 approximately 4 miles to Seven Hills Way, turn right on Seven Hills Way and proceed ½ mile to the sale site on the south. (Be watching for pre-sale directional signs.)

TRACT 1 – 11 ACRES ± (SUBJECT TO SURVEY)

This tract is improved with a beautiful partial brick ranch style country 4 bedroom home with 3 baths and a partially finished walkout basement. Other improvements include a 30'x45' Morton metal shop/garage with concrete floor as well as two other storage buildings. The property is nicely landscaped with trees and shrubs, as well as a small pond.

TRACT 2 – 28 ACRES ± (SUBJECT TO SURVEY)

FSA figures indicate 22.96 acres of cropland with 22.2 of those acres enrolled in CRP with a payment rate of \$97.11 per acre (\$2,156 per year), through 9-30-20. The balance is in a wooded draw and an approximately .5 acre pond. Access to both tracts is by Seven Hills Way on the north.

Access to both tracts is by Seven Hills Way on the north.

**Also selling household goods, pickup, tractor and implements, shop and woodworking tools, and other miscellaneous items!
(Please check our website for a complete inventory.)**

For additional information, contact Terry Reynolds at 660-341-1092 or visit us online at www.sullivanauctioneers.com

BOB AND MARILYN BARRETT

**Closing & Title Work By: Pickell Abstract Company
116 South Franklin Street • Kirksville, MO 63501 • Ph: 660-665-8324**

**Sullivan Auctioneers, LLC • 217-847-2160 • Lic. 444000107
www.sullivanauctioneers.com**