

MIKE MILLER
Auction



The following 220 acre farm and home will be sold to the highest bidder located north of Galt, Mo. on Highway 139. (Directions to the farm: east of Galt, Mo. one mile on Highway 6 to Highway 139, then north on Highway 139 approx. 6 miles to the north edge of Osgood, Mo., then west 1 mile on Truman, then north 1 mile on Arbor Rd. (21772 Oakland Rd, Galt, Mo., 64641.) Auction signs posted sale day.

LAND AUCTION

FRIDAY, JULY 1st

9:00 a.m.

ABSOLUTE LAND AUCTION, 220 ACRE FARM & HOME



Selling to the top bidder with no minimum or reserve, 220 acres of land (m/l) with beautiful 4 to 5 bedroom home in secluded, yet "easy to get to" location. Home



has approx 4300 combined sq ft on main floor and upstairs, has walk-out unfinished basement, 5 bathrooms, 2 master suites, beautifully remodeled and ready to be "moved into." Home has 1-car garage with detached 2-car



garage, 2 large garden spots, nice insulated Morton 36x60 building w/concrete floor, 5 ponds stocked w/fish, excellent deer & turkey population with deer stands scattered about.

Farm has 15 acres of tillable creek bottom, with 94.7 acres in CRP Program, paying \$9453 annually through 2022, balance in timber, wooded draws, grass, etc.;. (Take a tour of this lovely farm and home by visiting web site www.mikemillerauction.com), or for more information or inspection of property contact auction firm at 660-646-1179.

TERMS & CONDITIONS

Farm absolutely sells to the top bidder with no reserve, no minimum. No personal property to sell, so be "ON TIME" with your financing in order. 10% down payment due on sale day with balance due at closing within approx. 30 days. 2016 taxes prorated to closing date. Future CRP payments go to new owner, except 2016 payment, which will be prorated to closing date. Farm will not be "split up" or divided in any way.

KENNETH & KATHLEEN THRASHER, OWNERS

660-654-3056 • 660-654-3057

Sale conducted by

**Mike Miller Auction Service
Mike Miller, David May, Josh Teter,
Auctioneers**

**660-646-1179 • 660-646-6919 fax
www.mikemillerauction.com**

