

FARM LAND AUCTION!

Rothville - Brookfield - Mendon, MO Area

MONDAY, JULY 29

12 NOON

Selling the former Dean and Edna Nickell Farm at Public Auction. Take Hwy. 11 south of Brookfield 7 miles (or ¼ mile north of Jct. 11 & Hwy. E - Rothville Junction) to farm on west side of Hwy. 11.



- Ponds - Excellent Access (Borders Hwy. 11 to the East & Fulbright Road to the North) - Good Approx. 45x72' Morton Pole Building w/Partial Concrete Slab Garage Area & Machinery Storage w/Tall Sliding Doors - Older 2 Story Home w/3 Bedrooms - Kitchen w/ Cabinets - Utility Room w/W/D Hookups - To Restore or Would Make Excellent Home Site - Don't Miss This Productive Farm!

**Farm Sells On Location * Real Estate Only
Please Be Prompt**

REAL ESTATE: Located in NE ¼ of Section 24, T-56, R -20, Chariton County * Consists of 100 Acres m/l - Prime Upland Tract - Level To Gently Sloping - Majority Lagonda & Grundy Soils - Approx. 75.73 FSA Cropland Acres - More Possible - Terraces - Draws & Waterways

Terms to be 10% down Auction Day with balance due at closing within 30 days. Farm is rented for this year. Seller will furnish title insurance & pays all taxes for 2013. Possession immediately following harvest of Fall 2013 crop. Mr. & Mrs. Huffmeier anticipate selling their farm at this auction, but it sells subject to their confirmation. **For more info. log on to ImanAuction.com or call Iman Auction Co.**



H.G. & LANA (NICKELL) HUEFFMEIER, SELLERS

IMAN AUCTION COMPANY

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Full Listing/Photos/Terms @ ImanAuction.com