

ADAIR COUNTY, MO LAND AUCTION

WEDNESDAY, JULY 9 AT 3:00 P.M.

SALE TO BE HELD AT THE DAYS INN BANQUET ROOM,
3805 S. BALTIMORE ST., KIRKSVILLE, MO.

400.3 ACRES • 5 TRACTS



**DETAILS,
MAPS AND
PHOTOGRAPHS
ONLINE!**

LOCATION AND GENERAL INFORMATION

Selling approximately 400 acres ± (subject to survey) of land located in Sections 11, 12 & 14, T62N-R17W, Liberty Pt. Township (to be sold in 5 tracts). From Kirksville, MO, take Hwy. 6 west approximately 7 miles to Route A, then go south on Route A approximately 3 1/2 miles to Route DD, take Route DD west approximately 2 miles to Pure Air Trail, go south on Pure Air Trail to the farm.

Land represents productive tillable cropland, pastureland, hunting/ recreational land and a nice remodeled country home. All fences on the property are new or near new.

TRACT INFORMATION

TRACT 1 - 59.9 SURVEYED ACRES

- FSA figures indicate 26.6 acres of cropland which is currently in pasture. The balance is in timber and wooded draws.
- This tract includes a completely remodeled 3 bedroom home with master suite and bath, new wiring, cabinets, plumbing, windows and carpeting. Home also has a new roof, furnace and deck.
- This tract is also improved with a Morton machine shed.
- Access is on the east side by Pure Air Trail.

TRACT 2 - 53 SURVEYED ACRES

- FSA figures indicate 37.21 acres of cropland which is currently in pasture. The balance is in timber and wooded draws.
- Improved pasture with spring fed water source for livestock.
- Access is on the west side by Pure Air Trail.

TRACT 3 - 45.4 SURVEYED ACRES

- FSA figures indicate 37.57 acres of cropland which is currently in pasture. The balance is in timber and wooded draws.
- Improved pasture with spring fed water source for livestock.
- Access is on the east side by Pure Air Trail.

TRACT 4 - 107 SURVEYED ACRES

- FSA figures indicate 96 acres of NHEL tillable cropland.
- Highly productive creek bottom which is currently cash rented for '14.
- Access is by way of a surveyed easement through Tract 3.

TRACT 5 - 135 SURVEYED ACRES

- Improved pasture, timber, 2 ponds and wooded draws.
- Access is by way of a surveyed easement through Tracts 3 & 4.

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

COHEN AND BRITTANY KELSEY

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