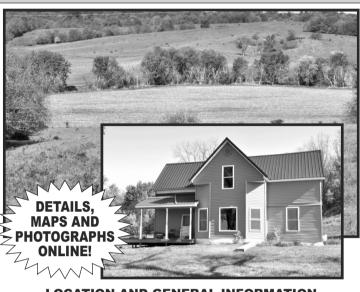
SALE TO BE HELD AT THE DAYS INN BANQUET ROOM. 3805 S. BALTIMORE ST., KIRKSVILLE, MO.



LOCATION AND GENERAL INFORMATION

Selling approximately 400 acres \pm (subject to survey) of land located in actions 11, 12 & 14, T62N-R17W, Liberty Pt. Township (to be sold in 5 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

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