

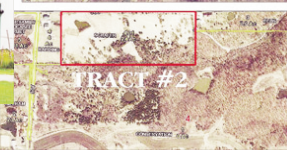
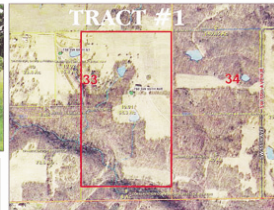
Grundy & Livingston Counties Farm and Land Auction

Friday, July 31 at 9 a.m.

Since we are moving out of the area, we will sell the following. **Directions:** From Jamesport, go east on Hwy F approx. 5 miles to 55 Ave. Turn right and go south & west approx. 1.5 miles to auction location. From Trenton, go west to white cross then turn left and go south to Hwy W. Turn right on Wand go approx. 3 miles to 55 Ave and follow to auction site. Ropp Auction signs posted sale day! Address of location: 760 SW 55 Ave. Jamesport, MO 64648.

Tract 1 - 65 m/1 Acre Farm, Grundy County
Consisting of a cottage style home, 3 bedroom, 1 1/2 bath, very large office or yoga room and master bedroom-16'x20' with 2 large closets. It comes with a large quantity of solar panels operating water, alternate radiant heat in floor of home (very nice). Home has a metal roof, a very nice green porch (this is a must see). Also has a 30'90' metal enclosed shop with half of building open for machinery, storage in the floor of this shop. The home has electric & shop is also wired for electric.

Horse and Equine Stable- 36'x48' metal clad building w/a nice window in gable end and housing 7 horse stalls 5-12'x12' and 1-12'x24', one room used for a tack room. 2 sets of sliding doors on either end & walk-in door on side. Included are 3 ponds. Exterior siding is real rock, collected from the farm. This is a very hard to find tract with home and buildings very secluded that border Poosey State Wildlife Park in Grundy County, about 50/50 pasture and timber.



Tract 2- 24 m/1 Acres, Livingston County • Location - Location - Location

This tract is approx. 50/50 pasture and timber with a pond and nice creek running through it. Property has rural water & electricity on it. Included is approx. a 12'x12' round Yurts with a bed, small refrigerator & dresser, nestled under the trees and sitting on the hillside also has a limestone slab sidewalk leading to the cliff overlooking the creek & pasture. A super nice tract to build on. This tract joins Poosey State Wildlife Park on the south side. There is a good gravel road on the north and east side. 1 Hour drive north of Kansas City, MO. Both tracts are very secluded. We will sell tract #1 first and then sell tract #2. We will not put the two tracts together, both will sell separate! Both tracts will sell from auction address above. Buyers will pay 10% down payment held in escrow at the title office and 10% down payment will not be refundable. Seller will furnish title insurance & closing will be in 30 days or less. Seller will prorate taxes to closing date, NOTICE there will not be a Buyers Premium at our auction. ALL real estate sells as is where is with NO warranties expressed or implied. You will not want to miss this auction!

TRACTOR - MOWER & SKIDSTEER - SPECIALTY ITEMS - LAWN & GARDEN, SHOP TOOLS & MISC.

This is a partial listing. See our website for pictures at roppauctions.com or gpcnk.com and click on RoppAuctions.com
For viewing of real estate call auction firm at 660-247-1914

Any and all announcements made sale day take precedence over all printed material. Seller on tract#2 will furnish clear title by closing date. Bring a friend and spend the day with us. There will be bargains for everyone.

These are only the items listed that we could see by looking from a distance. A lot more to be discovered by sale day.

Owners: David Schafer & Renee Detar Food by Shooters • Port-a-potties on grounds.



Ropp Auctions

Auctioneers: Norman Ropp, 660-247-1914 • Larry Foster, 660-868-1124