

Sullivan & Son

AUCTION



ADVANCE NOTICE

DOWNING, MO LAND AUCTION

AUCTION TO BE HELD AT THE HAMMER MILL BAR & GRILL
LOCATED ON HIGHWAY 136 IN DOWNING, MO

WEDNESDAY, AUGUST 22 • 10 AM

These nice agricultural and recreation tracts of Schuyler Co., MO land are located approximately 1½ miles south of Downing, MO on Route A then 1 mile west on Linn Grove Road. They are in Sections 5, 6, 7 & 8 of Independence Township, Schuyler County, Missouri.

TRACT 1 - 66 +/- acres (subject to survey). FSA figures indicate 31.72 acres tillable which is currently in soybeans. Balance is in grass hay and wooded draws. Beautiful 3-acre, well-maintained, stocked lake. Rural water on this tract. Public roads on south and east sides. Several very nice building sites.

TRACT 2 - 68 +/- acres (subject to survey). There are 41.33 acres tillable with 16 acres in soybeans, remainder in grass hay. Balance is timber and wooded draws. Nice stocked pond. Public road along south side.

**FOR MORE INFORMATION, CONTACT KEVIN SMALL
AT 660-651-0655 OR VISIT OUR WEBSITE
www.SullivanSonAuction.com**

PAUL G. KORTE

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