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AUCTIONS**660-646-8630****SERVICE**

LAND, MACHINERY, HOUSEHOLD AUCTION

LEE ANDERSON ESTATE

FRIDAY, AUGUST 18TH • 12 NOON

Tom Anderson, Personal Representative

Location: 2 miles North of Braymer, MO. (Just North of the ball field) on Rt A Blacktop
Follow auctions signs the day of the sale.

Nearly 500 acres Land in 4 Tracts, Equipment, Near-New 2 bedroom Home, 2015 Chevrolet Malibu and Household Items



TRACT 1: 310 Acres M or L, Plus Near-New 2 Bedroom Home with a Nice Garage/Shop. **Location:** Sec 35 T.56N R26W Caldwell County. **Crop Land:** 282 Acres Enrolled in 2017 CRP, 7.9 acres CRP Coming Out in Fall of 2017. *Buyer Can Accept 100% of the 2017 \$42,562 Payment or Pay \$10,641 and Take the Land Out of CRP, Then it Could be Farmed. **Topography:** Gently Rolling Hill Farm, Mostly Terraced.



TRACT 2: 80 Acres M or L
Location: Sect 25 T56N R26W Caldwell County **Crop Land:** 34.55 acres in CRP, Final Payment 2024, Total Annual Payment \$4,443. 40 Acres Crop Land Currently Being Farmed. **Topography:** Gently Rolling Hill Farm

TRACT 3: 22 Acres M or L
Location: Sect 36 T56N R26W Caldwell County. **Crop Land:** 18.5 Acres Currently Being Farmed
Topography: Good Bottom Land

TRACT 4: 80 Acres M or L
Location: Sect 30 T56N Range 25W Livingston County **Crop Land:** 65 Acres Currently Being Farmed
Topography: Good Bottom Land

No Minimum. No Reserve.



Vehicle: 2015 Chevrolet Malibu LS, 41k miles showing.

Machinery: Ford/New Holland 1920 SSS MFD shuttle chaf, Cat 1 3PT; 6' 3PT Finish Mower; Ford 5 Shank Pull-Type Chisel Plow; 7' light 3PT Blade; 12' Box Scraper; 6' 3PT Brush Cutter (Like New); 3 PT Dirt Scoop; 500 gallon Pull-Type Sprayer; 1 Pair 14.9x24, good tread; 12' Fuest Harrow Pull-Type; 4-16' gates; 5' water tank.

Household: Dresser, Table, LOTS of Elvis Memorabilia, Gibson Guitar & AMP, Martin-Goya Guitar. **Guns & Misc:** Murray Lawn Mower 21HP 46" cut, Log Chains, BBQ Grill, Bench Grinder, Shovels, Circular Saw, Lawn Cart, ATV Sprayer, Poulan Chainsaw, Floor Jack, Battery Charger, Come-A-Long, Weed Touch, ¾ Drive Socket Set, Heritage MFG .22, New England Arms 20ga., Stevens .22, Remington Speedmaster .22LR

Printable Information Packet, Full Terms and Pre-Bidding available at www.rafterconline.net

10% down the day of the sale. Buyer will sign a standard contract. Buyer will assume all obligations of CRP and the existing tenant. Possession at time of closing within 30 days. Title insurance will be furnished by seller. Buyer to receive 100% of the CRP for 2017 and 50% of the growing crop.

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Auctioneer: Lonnie Sewell Phone: 660-646-8630

NAA
Auctioneer