

# ESTATE AUCTION

## OF THE LATE WAYNE MILLER

### SAT., SEPTEMBER 4, 2021 • 9 AM SHARP

**909 SE Bahia Lane, Galt, MO 64641**

Directions from Trenton, MO: go east on Hwy. 6 for 12 miles to junction of Hwy. V. Turn right on V and go south for 2.5 miles to 5th St. Turn left onto 5th St. and go 1.7 mi. to Bahia Lane. Turn left onto Bahia Lane and go 1.4 mi. to auction site.

From Laredo, MO on east side of town at Jct. E&V Hwy., go north on Hwy. V for 2 miles to 16th SE St. Turn right onto 16th and follow thru to Bahia Lane. Turn right and follow above directions to sale site. Watch for Auction Signs posted sale day.



**Due to the passing of my husband,  
we will sell the following at Public Auction:**

**Real Estate (217 Acres m/l)  
Sells at 12:30 pm**



**Tract #1 (155.83 Acres m/l):** consisting of a 4 bd, 2 1/2 bath, open concept kitchen, lv rm, beautiful kitchen cabinets & center island, 2 bd on ground floor & 2 upstairs. Home has a full basement w/interior & ext. entrances, 2 car attached garage w/power opener, also wrap around porch w/concrete floors on 3 sides of the home. The home overlooks a 4 acre lake w/a 5 mi. view of the SE countryside. There is a Morton style building of metal shop & machine shed combination 48'x76'. The shop area is 48'x38', Interior is finished out in white metal ceilings & walls, very well insulated, has 2 insulated roll-up garage doors, 14'x14', one is powered, and a 36" walk-in door, shop has bthrm w/shower. There is an A Frame 15' tall hoist with roller track that sells w/building. This tract has 70.80 acres m/l in CRP enrolled until 9-30-2026. The rent rate is paying \$120.43 per acre annual contract payment of \$8,526.00 per year. This tract has approx. 18 acres m/l in row crop. Home & buildings are 17 yrs. old. This property is very secluded on a dead end road. You can harvest your whitetail deer & turkey from the back porch! This will make an excellent hunting lodge or reserve. Folks, it is all about LOCATION - LOCATION - LOCATION. A tract like this is very hard to find. This will be an opportunity of a lifetime to own!



**Tract #2 (33.6 acres m/l):** This tract is mainly hard timber w/a large supply of mature timber that will be ready to be logged & harvested. Nice rolling land w/small creeks running through it. Some pasture or hay ground. This would also make a real nice bldng spot w/entrance off of the main gravel road. This tract has excellent hunting on it. This tract does border Tract #1 on the west side.

**Tract #3 (26.9 Acres m/l):** This tract is mainly a nice piece of crop land and is currently in soy beans. The seller will be receiving all crop from this tract for 2021 season. This tract is bottom land and has good soil.

**CALL 660-247-1914 FOR VIEWING PROPERTY**  
**Watch upcoming newspapers for full listing!**

**Auctioneer's Note:** For viewing by appointment only, call 660-247-1914. Any and all buyers come and be prepared to buy! The seller is selling those 3 Tracts and moving to a house in town. Will sell all 3 Tracts separate, and they will not be put together. Any & all buyers will post 10% down payment escrowed @ Trenton Abstract & Title CO LLC. Your 10% down is non-refundable, so be sure your financing is up to date by sale day. Taxes will be prorated to day of closing for this year. Closing will take place in 30 days or sooner. Seller will furnish clear title @ time of closing. Closing fees will be split 50/50 between buyer & seller. Any surveying that needs to be done on the buyer's behalf, will be to the buyer's expense. Any and all announcements made sale day will take precedence over any printed material. All real estate sells as is, where is, with no guarantees expressed or implied. Any and all buyers will receive the hunting rights @ time of closing.

**See our website for more pictures at RoppAuctions.com**

Conducted by

**Ropp Auctions**

Porta Pots  
Available

**Auctioneers: Norman Ropp (660.247.1914) & Richard Yoder**

Any and all statements made sale day take precedence over any printed material. Not responsible for accidents.



Power House  
Food Catering