

# LAND AUCTION

Bruce and Ann Baughman, Owners  
81 Acres m/l

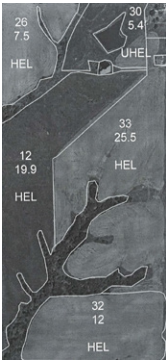
1 Tract Putnam County, Missouri

Saturday, September 21<sup>st</sup>, 2013 at 10:00 A.M.

Location: At The Farm

**Directions:** From Unionville, MO, Hwy 136 East 12.5 miles to Hwy 149 North 7.5 miles to black top DD. Turn East 2.2 miles to Palm Trail, south ¼ mile. Farm is on the west side of road. Watch For Auction Signs.

**Legal Description:** The Northwest Quarter of the Southwest Quarter; and the Southwest Quarter of the Northwest Quarter EXCEPT therefrom the following described tract: Beginning at the Northeast corner of the Southwest Quarter of the Northwest Quarter thence run West 208 feet, thence run South 208 feet, thence run East 208 feet, and thence run North 208 feet to the place of beginning; All in Section 35, Township 67 North, Range 17 West of the Fifth Principal Meridian in Putnam County, Missouri. Subject of public roads and easements. **Taxes:** \$187.83



**COMMENTS:** This farm is planted to corn and hay this year. Approximately 71 acres m/l can be farmed. Bruce has limed and increased the fertility level with hog manure. Hunting is excellent on this farm with large deer and turkey. One large pond built in 2008 with freeze proof tank. Fences are average to excellent.

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the auctioneer or seller.

Seller reserves the right to accept or reject any and all bids.

All announcements made day of sale take precedent over provided information.

**Terms:** 20% down day of sale to close within 30 days of sale with Hart Abstract & Title, Unionville, MO., 660-947-3959

**For more information contact Curt Sporleder Auctioneer at 660-216-2855**

**Chris Davolt - 641-895-1339**

**Unionville Livestock Market 660-947-2451**

**www.unionvillelivestock.net**