



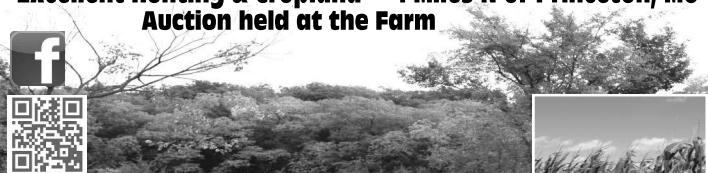
# LAND AUCTION

**Mercer County, MO**

## 323 Acres ~ 3 Tracts

**Sat. Oct. 25, 2014 - 11am**

**Excellent Hunting & Cropland ~ 4 Miles N of Princeton, MO**  
**Auction held at the Farm**



**Immediate Hunting Possession Day of Auction**

**Only 8 Miles from Iowa ~ Great Deer Genetics**

**Tract 1 ~ 167 Acres m/l** This parcel has 51.44 Cropland Acres and offers top notch Northern Missouri Hunting! Mature Hardwoods & Cedars!!

**Tract 2 ~ 125 Acres m/l** Very productive parcel that has 84.36 Cropland Acres with the balance in hardwood timber. Income & Hunting!!

**Tract 3 ~ 31 Acres m/l** Perfect smaller parcel that offers the best of both worlds. It has 14.01 Cropland Acres and Beautiful Hardwood Timber!!

Terms: \$30,000 (T1) / \$25,000 (T2) / \$6,000 (T3) down day of auction.  
5% buyers fee will apply. Any statement made day of sale takes precedence over print. *All information in this ad or brochure is from sources deemed reliable but can't be guaranteed.* MLTC will provide Escrow & Title Services

**Seller: Ware Management Properties LLC**

**Greg Jensen (507)-383-1067 ~ Beau Jensen (507)-402-0553 MO Lic# 14-5**

**JENSEN** Real Estate & Auction

111 East Clark St, Albert Lea, MN - (507)373-5660

**www.landandfarmauction.com**