

TATE FAMILY FARM AUCTION

Linn County Farm

October 12th, 2013 @ 11a.m.



80 acres m/l situated in the NE ¼ of Sec. 19 Twn. 57N Rng. 20W of Linn County, MO. Gently rolling slopes. Soils consist of Grundy Silt Loam 1-5% slope, Lagonda Silt Loam 1-5% slope, Armstrong 5-9% slope. 69.43 FSA tillable acres. Hwy 139 road

frontage on the east and Enid Dr. on the west. Improvements consist of a 1 ½ story farm house and nice pond. Rare opportunity to purchase a productive farm that has been in the Tate family for over 70 years. Turn-key ready for next season.

Terms: 10% down day of sale. Remaining balance is due day of closing within 30 days. Please note the crop land is currently leased until after this year's harvest. Statements made day of sale take precedence over all printed material. The family is motivated to sell but reserves the right to accept the final bid. **Directions:** At Laclede take Hwy 36 to Hwy 139 south. Go 2.5 miles to farm on the west side of the road. Watch for signs day of sale.

For more information and additional photos visit

www.martinauctioncompany.com or www.imanrealty.com

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