



ADAIR COUNTY, MISSOURI

REAL ESTATE AUCTION

97 ACRES± • 1 TRACT

You must see this property to appreciate it!

SALE TO BE HELD AT THE DAYS INN (BANQUET ROOM), 3805 S. BALTIMORE, KIRKSVILLE, MO

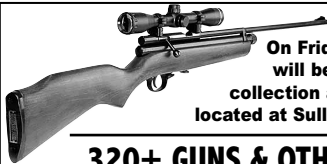
THURS., OCTOBER 26 @ 5:00 P.M.



OPEN HOUSE
SAT., OCT. 7TH
12 NOON - 2PM

Land is located west of Kirksville, MO on Highway 6 to Potter Road, then right or north a very short distance to first entrance, then turn left (property entrance is at the gate). Land is further described as being in Section 26, T63N•R16W, Nineveh Township, Adair County, MO.

This beautiful well managed farm consists of large mature hardwoods with roads meandering through the property. There are several nice areas of small food plots. Improvements include a well-maintained country home with a 2-car garage. The home has a spacious main floor, upstairs area, full basement, walk-out deck and a large covered porch.



PLEASE NOTE:

On Friday, October 27 @ 8:30 A.M., we will be selling Dr. Smith's private gun collection at absolute unreserved auction located at Sullivan Auction Site, Hamilton, IL.

320+ GUNS & OTHER SPORTING GOODS!

DR. JAMES D. SMITH – OWNER

Representing Attorney: Edward L. Campbell • The Campbell Law Firm, LLC
1902 S. Baltimore St. • Kirksville, MO • Ph: 660-627-1241

Title Work By: Pickell Abstract Co.
115 S. Franklin • Kirksville, MO 63501 • Ph: 660-665-8324

AUCTION MANAGER: BILL FRETWELL AT (660) 341-7735

**SULLIVAN AUCTIONEERS, LLC • TOLL FREE (844) 847-2161
IL LIC. #444000107 • www.sullivanauctioneers.com**