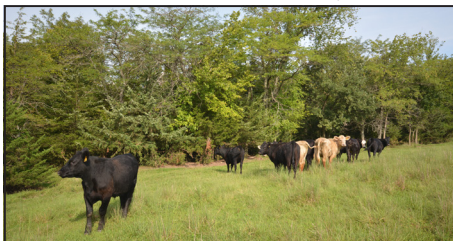


ABSOLUTE GENTRY COUNTY, MISSOURI ESTATE LAND AUCTION

Selling in 6 Tracts totaling 298 Acres ±,
Highly Productive Farmland and Pasture
Thursday, October 12, 2023 at 10:10 am

Property Located In and Around Albany, Missouri
Auction Location: Hundley-Whaley Learning Discovery Center
(Univ. of Mo. Extension Bldg.) 1109 S. Birch St., Albany, MO



Tract 1 - 24 Acres ±

Location: Approximately 4 mi. east of Albany, Mo. bordering US 136 & Route F on west side.

Featuring 24 acres +/- highly productive Grand River bottom land with 18.04 tillable acres according to USDA Farm Service Agency. Farm is in corn production at present.

Taxes: \$148.95

*Note: Tracts 2, 3, and 4
have grazing lease until March 1, 2024.*

Tract 2 - 39 Acres ±

Location: Approximately 1-1/2 mi. north of Tract 1 on Route F on east side of road.

Featuring 39 acres +/- gently rolling pasture land 31.21 acres tillable according to USDA Farm Service Agency. One pond for livestock watering, some timber for hunting, and good to average cattle-tight fences. Property has access to rural water; one well on property. Excellent location for homesite with long-range country views. **Amenities:** 40'x30' Machine shed currently used for machinery and hay storage. **Taxes:** \$118.84

Tract 3 - 39 Acres ±

Location: Directly west of Tract 2.

Featuring 39 acres +/- with 32.3 tillable acres according to USDA Farm Service Agency. Property is all in pasture grass with good fences, some open timber, and two ponds for livestock watering. Property has access to rural water. Excellent home site location if desired. **Taxes:** \$175.98

Tract 4 - 95 Acres ±

Location: Approximately 3/4 mi. North of Tracts 2 and 3 on Route F.

Featuring 96 acres +/- with approximately 83.84 tillable acres. At present, farm is in pasture grass for livestock grazing and hay production. Farm has two ponds with tubes, some open timber with walnut trees, and good to excellent fences. Excellent homesite location. **Taxes:** \$153.84

Tract 5 - 41 Acres ±

Location: From Albany approx. 1 mi. South on St Hwy 85 to St Hwy P, East 3.5 mi. to 590th St, North on gravel approx. 1/2 mi. to 355th St. Farm is 3/4 mi. East of curve on South side.

Featuring 41 acres +/- with 37.31 acres tillable. Farm is in pasture grass for livestock grazing. Two ponds for livestock watering, one with tube, and good to excellent fences, 1 older livestock working facility with pipe gate corral system and water fountain for livestock. Also features 40'x50' machine shed; dirt floor plumbed with electricity for machinery storage. Property has access to rural water and well. **Taxes:** \$175.98

Tract 6 - 59 Acres ±

Location: Directly east of Tract 5.

Featuring 59 acres +/- with 43.37 tillable acres according to FSA. Farm is in pasture mix grasses for livestock grazing. Two ponds for livestock watering, some open timber for livestock shelter and hunting, and good to average fences. Property has access to rural water.

Terms: 10% down per tract day of sale payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days, when full possession will be given. **COMPLETE TERMS, PHOTOS AND MAPS CAN BE FOUND ON WEBSITE.**

Coburn Family Estate & Barbara Coburn, Owners



Mark Younger, Auctioneer

660-541-1977

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For complete listings and pictures visit our website

WWW.YOUNGERAUCTION.COM