

# Absolute Land Auction

Featuring 505 Acres ± of Nodaway Co., Missouri, Farmland and Home with Improvements Located Northeast of Clearmont, MO

## Tuesday, November 22 - 10 am

Younger Auction Gallery, 312 E. South Hills Dr., Maryville, MO

**Tract 1 - 30 Acres ±** Located from Clearmont, MO, off of Hwy. 71 to Route B then East approx. 3.5 miles to Glacier Rd., then North 1.5 miles on gravel to 140th St., then East 1-1/2 mile on North side of road. Tract 1 features 30 Acres ± of gently rolling farmland with approximately 22.8 Acres in bean production this season according to FSA records. The balance is in draws and some open timber. **TAXES:** \$496.59

**Tract 2 - 80 Acres ±** Located West of Tract 1 at the corner of 140th and Hallmark Rd. Featuring 80 Acres ± of gently rolling farmland with some Clear Creek bottom land with approx. 59 Acres of corn, soybean and some hay production. There is one pond for livestock watering. At present there is approx. 43 Acres in corn with 2.93 Acres in soybeans and 6.29 Acres in Hay production. The balance is timber, which would provide excellent hunting. There are some diversion terraces. **TAXES:** \$172.21

**Tract 3 - 160 Acres ±** Located across from Tract 4, physical address 14470 Glacier Rd., Clearmont, MO. Watch for billboards. This tract features 160 Acres ± of rolling farmland with 102 Acres of cropland according to FSA records. All in pasture and open timber with multiple walnut trees. Excellent long-range country views and access to rural water would make this an excellent home site location. There are 2 smaller ponds for livestock watering. Fences are good to fair. This is a pretty farm with lots of potential. **TAXES:** \$747.02.

**Tract 4 - 200 Acres ± with Home** Located across the road from Tract 3, this tract features an older 2-story home built in early 1900s with 3-4 bedrooms. Home has eat-in kitchen, living room, full bath, paneling and carpet throughout with some hardwood flooring. There is a gas forced air furnace new within the last 5 years and AC on main floor. There is a full unfinished basement with washer and dryer hook-ups. Property has rural water and well for home or livestock. Home has newer roof and block foundation with walk out basement on South side, vinyl siding and thermal pane windows. There is a screened-in porch to the east and west. Fruit cellar in yard for storage or storm shelter. Home is located in the West Nodaway School District. **GRAIN STORAGE:** 1 grain bin approx. 12,000 bu. with propane drying floor and stirators, ground level auger system in good shape. **ADDITIONAL IMPROVEMENTS:** 90'x 52' metal machine shed wired with 110v and 220v, side entry door and large sliding doors for machinery access all on concrete flooring; one older, large barn in good shape for hay storage and livestock shelter, has good roof; one metal, open front machine shed, 34'x 62' in good shape for livestock or machinery storage with access to water hydrant; and other smaller, older structures for storage and pump house. This 200 Acre farm has good to average fences for livestock and approx. 5 ponds, some with tube structures in good shape, good diversion terraces with some Clear Creek bottom ground. At present, there is approximately 146.32 in cropland according to FSA records, all in good pasture mix grasses and an abundance of mature walnut trees. **TAXES:** \$1,302.72.

**Tract 5 - 40 Acres ±** Located just South of Tract 4 on Glacier Rd. and 150th St., this farm features 40 Acres ± of gently rolling farm ground all in grass with one pond and access to rural water with good to average fences. There is a one grain big by Butler, approx. 1200 bu., with aerator table in good shape. FSA records show 26.44 acres of cropland, which is all in pasture mixed grasses and open timber, some draws with good hunting for deer, turkey, quail and some pheasant. **TAXES:** \$237.26.

**TERMS:** 10% Down Payment Per Tract of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title with balance is due at closing. **Each tract will be sold individually and will not be offered together in any combination.** Soil Maps, Aerial Maps, Photos and Complete Details on Website.

## Doris Porterfield Trust



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