

Farm Location: from Sheridan, MO West on 245 Blacktop to Blacktop E, then South to 160th St. at Garner Store, East on 160th 1.7 mi. to Olympic Rd., then North 1/4 mile on West side of road.

NODAWAY COUNTY LAND AUCTION

Featuring 61 Acres ± Near Parnell, MO - Offered in 2 Tracts

Tuesday, November 1 - 10 am - Younger Auction Gallery, Maryville

More Maps, Tax Information and Details on Website

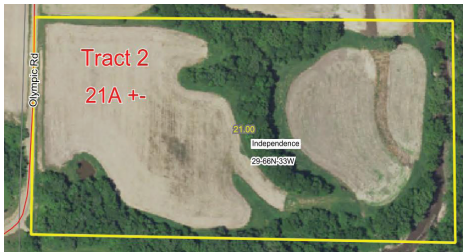
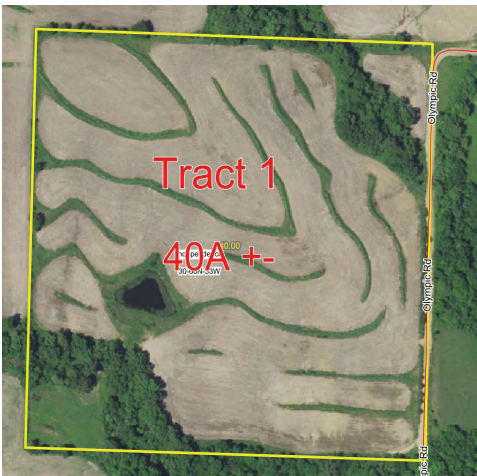
Tract 1 - Features 40 Acres ± of upland hill ground with some diversion terracing completed. Farm has been in corn production this season with 30.9 A. There is one pond with the balance in timber which would make an excellent hunting location. Soils include Shelby Clay Loam, Colo Silty Clay Loam, and Sharpsburg Silty Clay Loam.

TRACT 2 - Located just East of Tract 1. Watch for signs. Featuring 21 Acres ± of gently rolling hill ground with some Hone Creek bottom land with approx. 13.7 A in corn production this season. Balance in some open timber with excellent hunting. Soil Types include Dockery Quiver Silty Loam, Shelby Clay Loam and Omitz Loam.

If looking to expand your portfolio for farming or premium hunting ground, this is it.

TERMS: 10% Down Payment 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. Escrow to be held at the office of Nodaway Abstract. Full possession to prepare for 2023 crop production will be given at closing.

WILLIAM B. WELCH REVOCABLE LIVING TRUST



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