

# Livingston County Land Auction

## Monday October 27 4 p.m. sharp • 255 Acres m/l

Since I have decided to slow down in my farming operation and due to my health not being what it used to be, we will sell the following at public auction located at 8283 Hwy U, Chillicothe, Mo., 64601.

**DIRECTIONS:** From Jamesport - go east on Hwy F approximately three miles to Hwy U, turn right on Hwy U and go south 9 miles to location.

From Chillicothe - Hwy 65 and Hwy 190, take Hwy 190 west and north for 11 miles to Hwy U, turn right on Hwy U and go north for 1-1/2 miles to auction site. Follow Ropp Auction signs posted on sale day. Selling a total of 255 m/l acres in 2 tracts.



**Auctioneer's note:** Location, location, location. Folks, this is a tract of 255 m/l acres that you do not want to miss. A very rare opportunity to own a 40 m/l acre tract w/outstanding home and shop building and a gorgeous six m/l acre lake. Folks, a really nice place.



### TRACT ONE

**40 acres m/l:** Consisting of 40 acres m/l with Hwy U frontage. A real nice earth contact home with gross living area of 2,680 sq. ft. Home has 4 bd, 2 bath, a large kitchen w/center island, a very comfortable living room w/a large fireplace and a brand new quadra fire pellet stove fireplace insert. Also has air source heat pump w/central air, family rm and dining rm, along w/a washer & dryer rm w/large storage rm. Exterior is brick and vinyl w/a good composition roof. Home also has a two-car attached garage w/power door. Earth contact home is dry year round and easy to heat and cool. Beautiful landscaping completes the home. Rural water throughout.

**Shop building w/ 2,400 sq ft:** A 40' wide x 60' long w/a 20' all steel overhang on west side. Building consists of wood frame, metal clad, full finished concrete floor. Overhang has a 21' concrete pad. Inside of building has a 12' x 14' office space w/heat & water. Building has 36" walk-in door, one 14'x16' power garage door, one 10'x10' garage door.

**6 acre m/l lake:** This property also has a beautiful 6 acre m/l lake that is located in front yard and in front of shop building. Lake is stocked w/large mouth bass and other large fish. These buildings & the lake sit back off of Hwy U w/a long driveway leading to it. Wow, what a beautiful setting. This setting makes a persons troubles go away. A really hard-to-find 40 acres m/l tract of land that has it all.



### TRACT TWO

**Consisting of 215 m/l acres:** This tract lays west of Hwy U & has mile road frontage. Buildings, consisting of a 48' wide x 56' long wood frame and metal clad machine shed. Also has a 28' wide 48' long open front cattle shed w/wood frame & metal clad.

There is 90 m/l acres tillable or open land that is currently in cattle pastures w/natural drainage ways. All perimeter fences are in good shape. There are cattle grazing right now. The remainder of land balance is 125 m/l acres of mature and very heavy timber w/three bottom fields in food plots. A really nice creek bottom on the backside of this tract. Excellent coyote, bobcat, fox and turkey hunting. Folks, this tract has trophy whitetail bucks. We have the actual deer camera pic of Boone & Crocket buck that has not yet been harvested. This is a real monster! This buck sleeps, eats, and drinks here! There are several other smaller trophy bucks also.



As always, buyers should have your money in order by sale day. Properties sell as/is where/is with no guarantees expressed or implied. Owner is saying, Sell it, Colonel! Buyers will sign standard real estate contract. Buyers will pay 10% down on sale day to be held in escrow @ Livingston County Title Co. Your 10% escrow will be non-refundable! Seller will furnish clear title insurance for the buyers. Closing to be in 30 days or less w/balance due at closing. Please be on time. No small items at this auction. Owners would have the right to refuse any and all bids, but the family is very highly motivated to sell this property.

To view property call: 660-247-1914

See our website for more pictures and information:  
www.roppauctions.com • www.gpcink.com

**Owner: Owen and Ada Mae Gingerich**  
660-646-8960

Note: Any and all announcements made sale day take precedence of all printed material. Not responsible for theft or accidents.



Auction conducted by  
**Ropp Auctions**

Auctioneers: Norman Ropp, 660-247-1914  
Cashier and clerk: Chris Ropp

