

FARM REAL ESTATE

3 AUCTIONS → 1 NIGHT

Tuesday November 5th, 2013 ~ 6:00 p.m.

Smith Auctioneers Business Center ~ 502 S. State St. ~ Brookfield, MO

Farm #1 160 acres - Tillable Row Crop & Timber - Linn County, MO

160 acres +/- with 150 tillable acres. Timbered draws and a pond make up the rest so the hunting is excellent! Located in the SW Quarter of 017-057 -020 in Linn County, Missouri. This well maintained row crop farm is terraced and currently planted in beans. This farm has hard surface access and is one of the **prime row crop farms in the area!** This farm will sell first at 6:00 p.m. Come early to reserve your seat. See website for complete terms, photos and maps of all these great properties or call [660-258-7351](tel:660-258-7351) for additional information.

Sellers: Donald and Irene Cokerham



Farm #2 155 acres - Pasture/Timber & Row Crop - Linn County, MO "Sells in 2 Tracts"

This beautiful 155 acres sells in two tracts. Tract 1 is 70 acres almost all open with 2 large ponds and is currently in pasture. Perimeter is cow tight and the interior is divided with solar powered electric fence into 3 paddocks. Has big tire waterer fed by upper pond. Tract 1 is accessible by easement that extends north off of Icon Drive. Tract 2 has 55 acres of row crop bottom land and approximately 30 acres of pasture and timber with a pond. Tract 2 has road frontage on Icon Drive. Both Tracts are located in 019-058N-019W.

Sellers: Thomas and Gail Dowdle



Farm #3 39 acres - Hunting/Recreational & Hay/Crop - Linn County, MO "Sells in 2 Tracts"

This great combination piece will sell in two tracts. **Tract 1** - Is a great hunting and recreational tract at 26 acres more or less with good pond and timbered draws and scattered trees. Good wildlife habitat. Excellent location on hard surface road lying west of Highway U. **Tract 2** - This hay / crop tract has 13 acres more or less mostly open along U Highway. Currently in grass hay. Both tracts have EXCELLENT building sites and are located in 017-058-018.

VISIT WEBSITE FOR TERMS AND DETAILS OF EACH SALE

Sellers: Dennis Cole Trust, Kimberly Riley Trustee



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