

# LAND AUCTION

**2 AUCTIONS 1 DAY to be held at  
DAYS INN S. HWY 63  
KIRKSVILLE, MO**

**FRIDAY, NOVEMBER 22, 2013 - 4:00 PM**

FOR MORE INFO CHECK OUT OUR WEBSITE: [www.KirksvilleRealEstate.com](http://www.KirksvilleRealEstate.com)

**SELLERS ~ DR. JAMES & WILMA GARDNER**

**FARM #1 ~ 160 ACRES m/l Tillable Row Crop ~ Knox County, MO**

160 acres m/l in Knox County of Tillable Ground. Property has 1/2 mile road access on 2 sides and has a fenced pond. Well maintained crop farm with terraces and 2013 bean crop is out. Township 61N Range 12W Section 4 (Southwest Corner) Directions: Hwy 6 East from Kirksville. Go 1.4 Miles past Mark Twain Telephone Company, east of Hurdland, to County Road 115...go South 2 miles then go East .5 miles to property.

**FARM #2 ~ 79 ACRES m/l Pasture & Timber ~ Adair County, MO**

79 acres m/l in Western Adair County. Great combination farm for cattle and outstanding hunting. Full perimeter fencing as well as a fully fenced pond with cattle waterer. Creek runs full length of property. Property is well-maintained and is ready for cattle immediately. Township 62N Range 17W Section 21 Directions: From Kirksville...Hwy 6 West to Hwy 149 South go 7.2 Miles to Hwy BB then go .7 miles to Booneville Trail.

**TERMS: 10% down day of sale, taxes to be prorated up to date of closing, title insurance, and closing fees shall be split 50/50 between buyer and seller at Pickell Abstract in Kirksville, MO on or before December 23, 2013. Real Estate is being sold as is without warranty. Announcements made day of sale take precedence over printed material.**

**HERITAGE HOUSE REALTY, INC.  
AUCTION SERVICES ~ LICENSED**



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63501

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