



# ADAIR COUNTY, MO

# LAND AUCTION

## SAT., NOVEMBER 26<sup>TH</sup> @ 4:00 P.M.

SALE TO BE HELD AT THE DAYS INN BANQUET ROOM,  
3805 S. BALTIMORE ST., KIRKSVILLE, MO.

### 56 ACRES±

SUBJECT TO  
SURVEY

### • 3 TRACTS

✓ DEVELOPMENT OPPORTUNITIES! ✓ PRODUCTIVE TILLABLE LAND!



For additional info.,  
contact Sullivan Auctioneers' rep:

**TERRY REYNOLDS**  
**(660) 341-1092**

Land is located in Section 9, T63N-R15W, Adair County, MO, approximately 2 miles north of Kirksville, MO on Hwy. 63 (immediately south of Sydenstricker Farm and Lawn). Watch for sale signs.

This 56 acre ± farm is situated directly on US Hwy. 63 with approximately 900 ft. of highway frontage and offers tremendous opportunity for development with two large permitted concrete entrances to the property and a DNR permitted water pollution control structure in place. Rural water and commercial electric services are available. FSA figures show 42.92 acres of cropland that was in wheat in 2016.

**DETAILS, MAPS & PHOTOS AVAILABLE ONLINE @:**

**[www.sullivanauctioneers.com](http://www.sullivanauctioneers.com)**

## MILTON ARMSTRONG, ALAN FRENCH AND TODD FRENCH – OWNERS

REPRESENTING ATTORNEY: C. David Rouner • Kirksville, MO • Ph. (660) 665-7515  
CLOSING & TITLE WORK BY: Pickell Abstract Co. • Kirksville, MO • Ph. (660) 665-8324

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