

LAND AUCTION

Friday, December 6th @ 12:00 noon

Mr. Mike Trager

Mr. Mike Trager has decided to sell the following at public auction on December 6th @ 1:00 pm. If you are looking for great pasture or hunting ground, you don't want to miss this opportunity to buy one of these two tracts of property. The land is located north of Galt, MO. off of NE 45 Ave and NE 100 Ave. When traveling from 65 Hwy at Trenton, MO, take Hwy 6 East for 12 miles to Galt, MO. Take town exit to the (South) right & travel into town to the Galt Lions Club located on the east side of the square. Land Showing is on Dec. 5th from 10am-2pm. All other by appointment. Contact Lance Croy (816) 284-2140. Watch for auction signs.

TRACTS OF LAND: Tract 1 --

Very Nice 80 acres m/l tract that is fenced 80 acres m/l of pasture w/timber in the draws along w/two ponds. That offers nice building sites. It has gravel road access from two sides. This Tract can be used for pasture or can be used as row crop. This property is located at the corner of NE 45 Ave & NE 100 Ave, Galt, MO.



Tract 2 -- Secluded 146 acres m/l that has the perimeter fenced & consists of pasture, two ponds and wooded draws and timber. This tract is on a dead end road for privacy & great hunting opportunities for deer and Turkey. Build your hunting cabin or Vacation getaway. Both tracts



of land offer great hunting opportunities. This Tract is located off of NE 100 Ave., Galt, MO. **TERMS: Real Estate:** 5% non-refundable payable day of sale along w/a legal real estate contract. Seller will provide title insurance & close within 30 days.

For information on sale or to view the real estate, contact Lance Croy.

Sale Conducted by

Croy Auction Service

Lance Croy, Auctioneer

816-284-2140

This is a partial listing--more added at sale time. Not responsible for accidents. Statements made day of sale take precedence over printed material. Cash, all checks will require valid driver's license & credit cards accepted w/a 5% convenience fee.