

SHELBY & MONROE COUNTY

Real Estate Auction

**AUCTION LOCATION: SHELBYNA AMERICAN LEGION HALL
520 EAST MAPLE STREET IN SHELBYNA, MO 63468**

PROPERTY LOCATION: See individual tract descriptions

TUESDAY, NOV. 28, 2017 AT 10 AM

**REAL ESTATE CONSISTS OF 1033 ACRES WITH 891 TILLABLE
ACRES LOCATED IN TWO COUNTIES AND OFFERED IN NINE TRACTS.**

Monroe County Properties

TRACT 1: 176.5 Acres located in Monroe County MO in T55N, R10W, Sections 10 & 11. This tract is 86% tillable with 152.8 acres tillable according to the FSA. The tract is located from the Junction of Hwy. 24 & Hwy. 15 on the north side of Paris, MO, go north on Hwy. 15 for 5 1/4 miles to the farm on the right. The property is terraced, virtually all tillable and currently in crop. This tract has frontage on Hwy. 15 along the south side and MCR 311 on the east side and MCR 307 on the west side with rural water available.

TRACT 2: 151 Acres located in Monroe County T56N, R10W, Section 14. The tract is 88% tillable with 133.8 tillable acres according to the FSA. This tract is 12 miles north of Paris, MO on Hwy. 15 to MCR 386, turn right and go east 1.5 miles to MCR 307, turn left and go north 1/2 mile to MCR 390, turn right and go 1 mile to the farm on the left. The tract is terraced, virtually all tillable and currently in crop and water wayed, has frontage along MCR 390 on the south and rural water is available.

Shelby County Properties

TRACT 3: 131.5 Acres located in Shelby County in T56N, R10W, Section 4 and the entire tract is in the city limits of Shelbina, MO. This tract is 99% tillable with 129.98 acres tillable according to the FSA. The tract is located on the south edge of Shelbina just 100 yds. east of Hwy. 15 on East Shelbina Avenue (SCR 458) property on the left. The tract is terraced and water wayed and virtually 100% tillable and currently in crop. The tract has frontage all along the east side on 12th Street and the south side along Shelbina Avenue and on the north side along East College Street and various other points within the city limits. Public water is available. NOTE: The tower site located on the west side of this tract has been conveyed off by a long term easement and no rights are income will go to the new buyer.

TRACT 4: 80 Acres located in Shelby County in T56N, R10W, Section 10. The tract is 92% tillable with 73.94 tillable acres according to the FSA. The tract is located on the south edge of Shelbina, take East Shelbina Avenue 1/2 mile east to SCR 441, turn right, go south 1/2 mile to SCR 464, turn left go east 1/2 mile to property on the right. This tract has frontage along the north side on SCR 464, it is all terraced and water wayed and currently in crop. Additionally in the northwest corner is the site of the old homestead where a hip-roof barn, a rib-stone silo and Harvestore still exist. Rural water is available.

TRACT 5: 160 Acres in Shelby County in T56N, R10W, Section 10. This tract is 88% tillable with 141.17 acres tillable according to FSA. This tract is located from the south edge of Shelbina, take East Shelbina Avenue east 1/2 mile to SCR 441, turn right and go south 1/2 mile to SCR 464, turn right and go east 1 mile to SCR 449, turn right and go south 1/4 mile to the property on the right. This tract is terraced and water wayed and has a pond. It is all currently in row crop except for two small wooded draws. This tract has frontage along the south side on SCR 441 and on the east side along SCR 449.

TRACT 6: 35.9 Surveyed acres in Shelby County in T56N, R10W, Section 1. This tract is 95% tillable with 34.24 acres tillable according to FSA. This tract is located from the south edge of Shelbina, take East Shelbina Avenue east 1/2 mile to SCR 441, turn right and go south 1/2 mile to SCR 464, turn right and go east 1 mile to the property on the left. This tract is terraced and water wayed and virtually all tillable and currently in row crop. Rural water is available. The tract has frontage on SCR 464 on the south and Hwy. 36 along the north edge.

TRACT 7: 74 Acres in Shelby County in T56N, R10W, Section 2. This tract is 92% tillable with 68.25 tillable acres. This tract is located from the south edge of Shelbina, take East Shelbina Avenue east 1/2 mile to SCR 441, turn right and go south 1/2 mile to SCR 464, turn and go east 3/4 mile to property on the left. The tract has frontage on SCR 464 along the south side. About 2/3 of the tract is being farmed and currently in row crop with a fenced strip down the center that is being used for permanent pasture and hay production. Rural water is available. The house that appears to be on this tract has been sold off and is not part of the tract now.

TRACT 8: 220 Acres in Shelby County in T56N, R10W, Sections 11 & 12. This tract is 71% tillable with 157.32 acres tillable. This tract is located from the south edge of Shelbina take East Shelbina Avenue east 1/2 mile to SCR 441, turn right and go south 1/2 mile to SCR 464, turn left and go east 3/4 mile to property on the right. This tract has frontage along the north side on SCR 464. The bulk of this tract is currently in crop and the balance consists of several wooded draws, a nice lake and some fenced pasture acreage. The lake and pasture can be accessed by a permanent driveway off SCR 464. Other improvements include a small framed house and a hip roof barn that has been used as a rental property. There is an active water meter on the tract by the house. NOTE: The tower site located on the east side of this tract has been conveyed off by a long term easement and no rights are income will go to the new buyer.

TRACT 9: 4 Surveyed acres in Shelby County T57N, R10W, Section 33. This tract is located off Hwy. 36 on the east side of Shelbina, exit onto SCR 462 to the first driveway on the left. This was the former C.W. Steffens Homestead and consists of a hip-roof barn, rib-stone silo, Morton machine shed (72'x45'), and three late model grain bins (Sukup 24000 bu and Behlen 27' 10000 bu). Water is available from a deep well.

NOTE: We will sell Tracts 1 thru 8 by the acre using the choice method. Tract 9 will be sold at the conclusion of the bidding process on Tracts 1 thru 8. Tract 9 will be sold on a per-tract, stand-alone basis.

Seller: **BUCKMAN PROPERTIES LLC
& ALBU FARMS LLC**

Wheeler 
AUCTIONS & REAL ESTATE

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