

LAND AUCTION

Hercel Alexander, Owners
78 Acres m/l

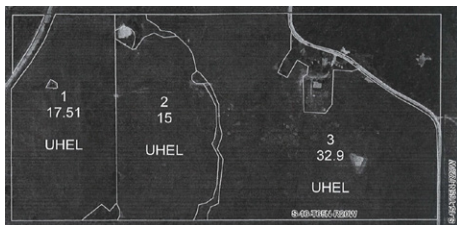
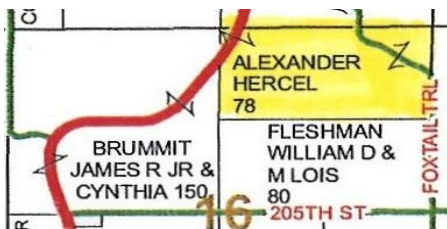
1 Tract Putnam County, Missouri

Saturday, December 7th, 2013 at 10:00 A.M.

Auction Location: Unionville Livestock Market

Directions: From Unionville, MO, turn West on Hwy 136 go 7.5 miles to state Hwy EE. Turn South, go 2 miles to Foxtrail. Go East 3/4 mile, farm will be on southside of the road.

Legal Description: The North half of the Northeast Quarter of Section 16, Township 65 North, Range 20 West of the Fifth Principal Meridian in Putnam County, Missouri, Except that portion which has been conveyed for highway purposes. Subject to public roads and easements. **Taxes:** \$281.11



COMMENTS: This is a Century Farm. The Alexander family homesteaded this farm in 1883. The farm is in grass with good to average fences. Two ponds, one with a freeze proof tank. Older farm house with older out buildings and one 30x40' Morton machine shed. Approximately 66 acres are open and could be row crop.

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the auctioneer or seller.

Seller reserves the right to accept or reject any and all bids.

All announcements made day of sale take precedent over provided information.

Terms: 20% down day of sale and to close on or before December 31st, 2013, with Hart Abstract & Title, Unionville, MO., (660) 947-3959

**For more information contact Curt Sporleder Auctioneer at 660-216-2855
Chris Davolt - 641-895-1339
Unionville Livestock Market 660-947-2451
www.unionvillelivestock.net**