

Harrison County Land Auction

12023 E. 240th Ave., Eagleville, MO

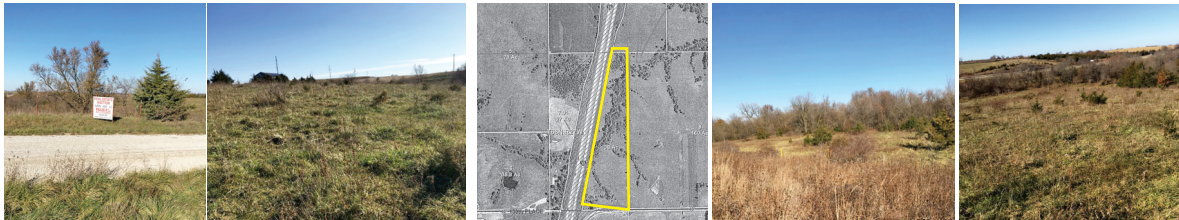
**12 Noon
Monday,
Dec. 11, 2017**

27 acres m/l on good county roads approx. 5 miles north of Eagleville

Located on the east side of Interstate 35, north of Eagleville, Mo.
Approximate location of land is at mile marker 111.

Small pond with pump house. Access to electric and rural water. Property is all fenced in. 60% timber 40% pastures.
Pasture has been leased for cattle grazing at \$2,150 per year of income.
Balance of the land would be scattered draw and a creek. Excellent location for deer hunting.

Auctioneers Note's: Absolute Auction - Land will sell to the highest bidder with no reserve. Any and all buyers will sign a legal binding real estate contract at end of auction buyers to sign a escrow check made payable to Grand River Title in the amount of 10% of the total price escrow check will be non-refundable buyers to close in 30 days or less. Buyers will split 50-50 surveying cost at time of closing real estate will sell as is where is with no guarantees Expressed or implied. All taxes on property will be prorated to closing date this tract of land will sell absolute to the highest bidder with no reserve. Any announcements made sale they will take presence of all printed material. For viewing of real estate call the Auction firm number below.



In case of bad weather buyers must call Auction company phone number 660-247-1914 new location of Auction sale will be held rain or shine No small items at this action so please be on time. See our website for more pictures.

Owners: J & M Gingerich



Gilman City 4-H Serving Lunch

conducted by
Ropp Auctions

Auctioneers: Norman Ropp 660-247-1914

*We bring high \$\$\$
bidders to our sellers.*

Restrooms Available