

VIRTUAL ONLINE - ADAIR COUNTY MISSOURI LAND AUCTION

47 SURVEYED ACRES • 1 TRACT

TUESDAY, SEPTEMBER 5, 2023 @ 3:00 P.M.



DOUG & JENNIFER HAMILTON



ROUNER
LAW OFFICE
LLC

REPRESENTING ATTORNEY: David Rouner | Rouner Law Office LLC
400 N. Franklin Street | Kirksville, MO 63501 | (660) 665-7515

TITLE WORK BY: Pickell Abstract Company
115 S. Franklin Street | Kirksville, MO 63501 | (660) 665-8324

AUCTION REPRESENTATIVES:

Jim Huff (319) 931-9292 & John Probasco (641) 856-7355



JIM HUFF



JOHN PROBASCO

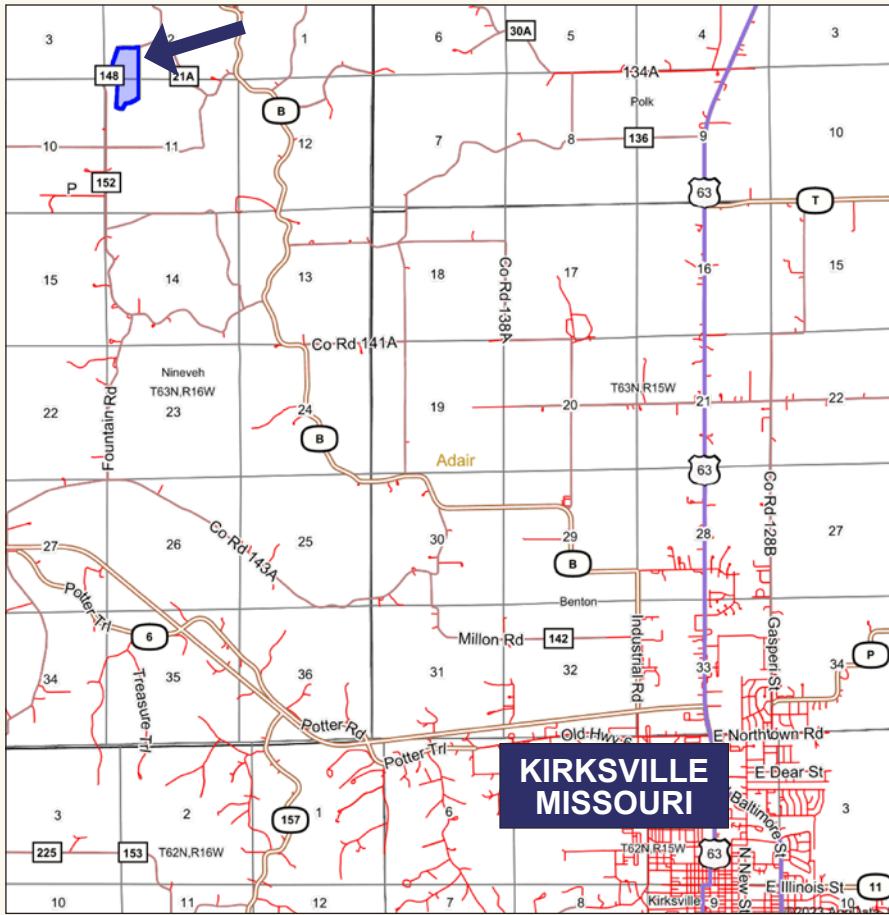


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ONLINE BIDDING
PROVIDED BY:

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LOCATION

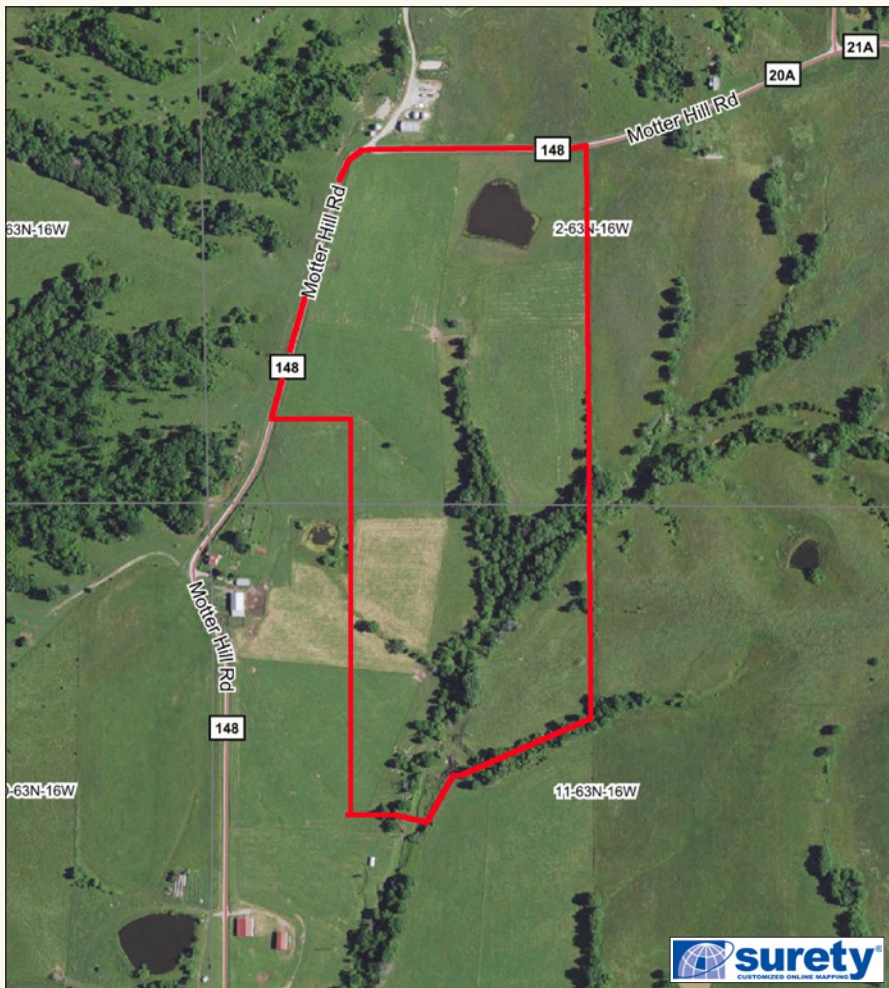
The Doug & Jennifer Hamilton farm is located in Section 11, Nineveh Township, Adair County, MO to be sold in 1 tract approximately 7 miles northwest of Kirksville, MO.

From Kirksville, MO go north on U.S. Hwy 63 to W Brewington Ave. Turn left or west & go ½ mile to St. Hwy. B proceed west & north for 8 miles to Connelsville Rd. turn left or southwest for a short distance to Motter Hill Rd. and turn right & go north & west 1 mile to the farm.

TRACT INFORMATION

47 SURVEYED ACRES

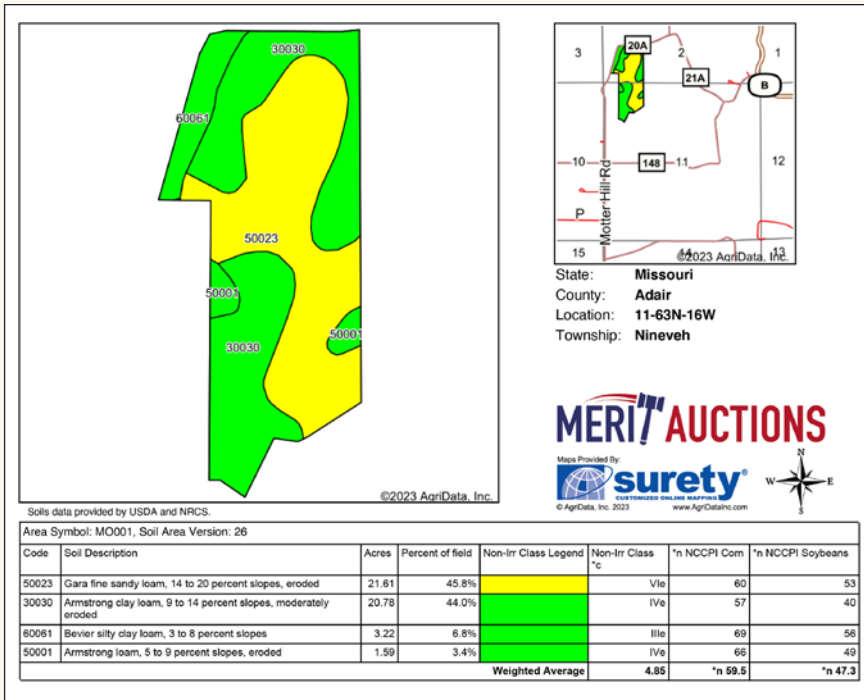
- ◆ FSA information should indicate 33 acres of tillable cropland, currently in hay production & improved pasture land.
- ◆ Gara, Armstrong, Bevier soils.
- ◆ This tract is improved with good interior and exterior fences and desirable recreational acreage. There are several attractive home building sites on the parcel with awesome views of the countryside.
- ◆ Public water, power and fiber optic internet is in close proximity to the tract.
- ◆ Access is on the west by Motter Hill Rd.



BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

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METHOD

The Hamilton Farm will be sold on a price per acre basis, based on a survey that has recently been completed. Said surveyed acres will be used to constitute the final settlement price. Bidding is NOT subject to the following contingencies, including but not limited to financing, an appraisal or inspection of the property.



TERMS

Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing by Pickell Abstract Co. The balance of the purchase price will be due at closing which will take place on or before Thursday, October 5th, 2023 at Pickell Abstract Co.

The 2023 real estate taxes will be paid by the seller. The 2024 & all subsequent years' real estate taxes will be the responsibility of the buyer(s). Title insurance in the full amount of the purchase price will be provided by the seller. Closing costs will be split between the buyer & seller. Full possession will be given at the time of closing. The tracts sell free & clear for the 2024 crop & grazing year.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Merit Auctions pertaining to this property. Real estate is being sold "AS IS".

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ATTRACTIVE HOME BUILDING SITES! AWESOME VIEWS OF THE COUNTRYSIDE!**



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MISSOURI
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▶ **TUESDAY,
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MERIT AUCTIONS

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