

# SAYRE AUCTION, LLC

**LIVE ONSITE REAL ESTATE AUCTION**

**Thursday October 13th 2022, 5:30 PM**

**7699 Highway B, Wheeling, MO**

From Brookfield take 36 W. approx. 15 miles. From Chillicothe 36 E. approx. 10 mile to Wheeling junction, turn North on Hwy. B or (Grant St.) take Hwy B. approx 6 miles to sale site.

Watch for sale signs!!

**REAL ESTATE:** A rectangular shaped tract of land in the South Half of the Northeast Quarter of section five, Township Fifty-Eight North, Range Twenty-Two West of the Fifth Principal Meridian, Livingston County Missouri, Being more particularly described as follows. Commencing at an existing bar and cap found at the East Quarter corner of section Five, Township Fifty-Eight North, Range Twenty-Two West; Thence South 89-57'33" West, along the south line of the Northeast Quarter of section Five, a distance of 37.56 feet to the westerly right of way line of Missouri State Route B Highway, said point being the true point of beginning for the following described tract of land; Thence continuing South 89-57'33" West, along the south line of the Northeast Quarter, a distance of 274.07 feet to a set ½" and cap; Thence N 00-44'59" E, a distance of 794.00 feet to set ½" bar and cap; Thence N 89-37'07"E, a distance of 273.05 feet ½" bar and cap on the Westerly right of way line of Missouri state route B Highway the following described courses: Thence S 00-35'31"W, a distance of 378.95 feet to a set ½" bar and cap; Thence S 00-44'59" W, a distance of 416.65 feet to the point of beginning and containing within the above described boundaries 5.0 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises. This property consists of two tracts, one 57.9 acres, the other 43.4 acres, the two tracts connect at the southwest corner. Tillable and pasture on both tracts. We will be selling both tracts as one. 101 acres M/L. 10% down day of sale with signed contract, balance at closing with in 30-45 days at Professional Land and Title. To view property contact Shawn.



### Owners

*Nichole Marsh*

*Marne Arthaud-Day*

**NOTE:** This a great tract of land with profitable income. Cory Surber is farming the property and will get this year's crop. Must see piece of property. Property sells as is no guarantees. Statements sale day supersede printed material.

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**"If It's For Sale We Can Sell It" • Family Owned & Operated Since 1978!**

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**Shawn Sayre 660-734-8782**

**Jordan Sayre 660-413-3230**

**Mark Cleveland 660-412-7040**