

LAND AUCTION

217+ ACRES

DAVIESS COUNTY, MO

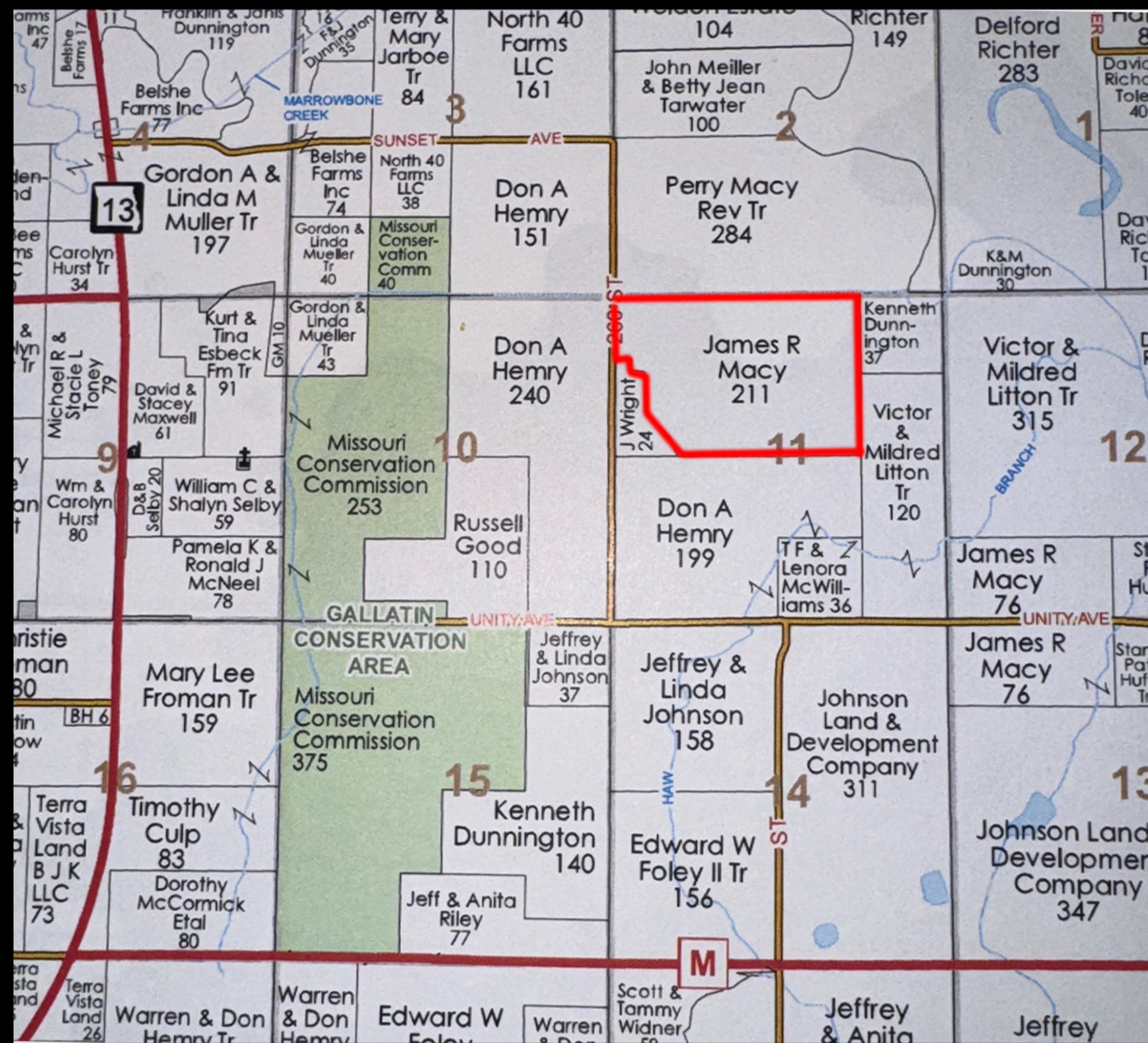
WEDNESDAY, DECEMBER 4TH, 2024 @10:00AM

Daviess County Country Club
1340 West Grand, Gallatin, MO 64640

Live Online
Bidding

REGISTER TO BID AT:
INTEGRITYLANDAUCTION.COM

1%
BUYERS
PREMIUM



217 +/- acres (Subject to Survey)

- S11 – T58N – R27W
- FSA Figures indicate: 207 acres tillable
- Soil Types: Predominantly Zook silty clay loam - 2% slope
- Gravel Road Access on West side of property – 260th Street
- Hunting opportunities and 12,000+ bushel grain storage

METHODS AND TERMS

This farm will be sold as 1 individual surveyed tract and will be offered on a price per acre basis. Bidding is NOT contingent upon financing. Immediately following the auction, the winning bidder(s) will be required to sign a Real Estate Contract and pay a deposit of 10% of the purchase price. The 10% deposit will be held in escrow at Daviess County Land Title LLC and is NON-REFUNDABLE. The 1% Buyers Premium will be collected at closing. Possession will be given at closing, on or before January 17th, 2025. The 2024 Real Estate Taxes will be paid in full by the Seller. All 2025 taxes will be the responsibility of the buyer. Title insurance will be provided by the seller. Closing costs will be split evenly between the buyer and seller. Real estate will be sold subject to all government programs. Real Estate is being sold AS-IS and is subject to any and all recorded or apparent easements. There are no implied warranties made by the seller nor Integrity Land Auction, LLC. Integrity Land Auction, LLC is offering this property as a licensed auction company in the State of Missouri and believes the information in this sale bill to be accurate. However, no liability for its accuracy, errors or omissions is assumed.

ALL ANNOUNCEMENTS MADE ON SALE DAY WILL TAKE PRECEDENCE OVER ANY AND ALL PREVIOUS ADVERTISING. (WRITTEN OR VERBAL)

JAMES & LISA MACY LAND AUCTION

INTEGRITYLANDAUCTION.COM



INTEGRITY LAND AUCTION, LLC

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