

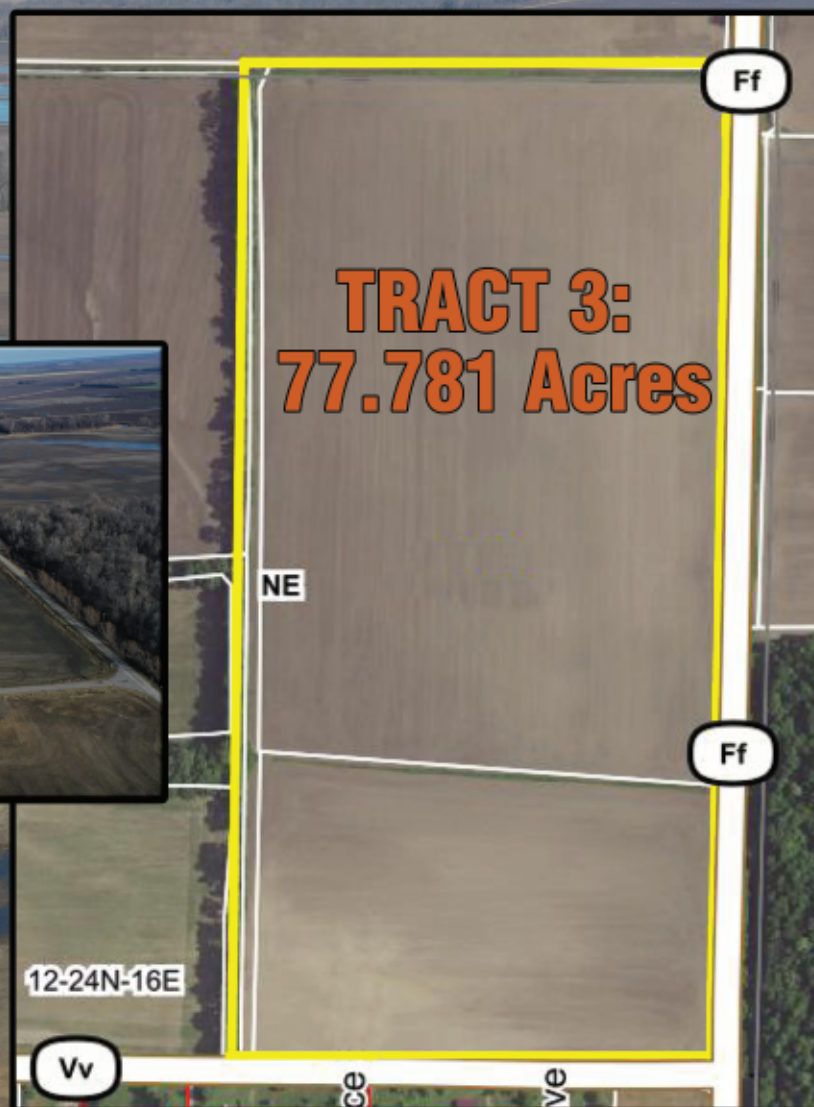
# Absolute LAND AUCTION THURS., FEBRUARY 9, 2023 12:00 PM

## 285 Acres in 4 Tracts & Combinations

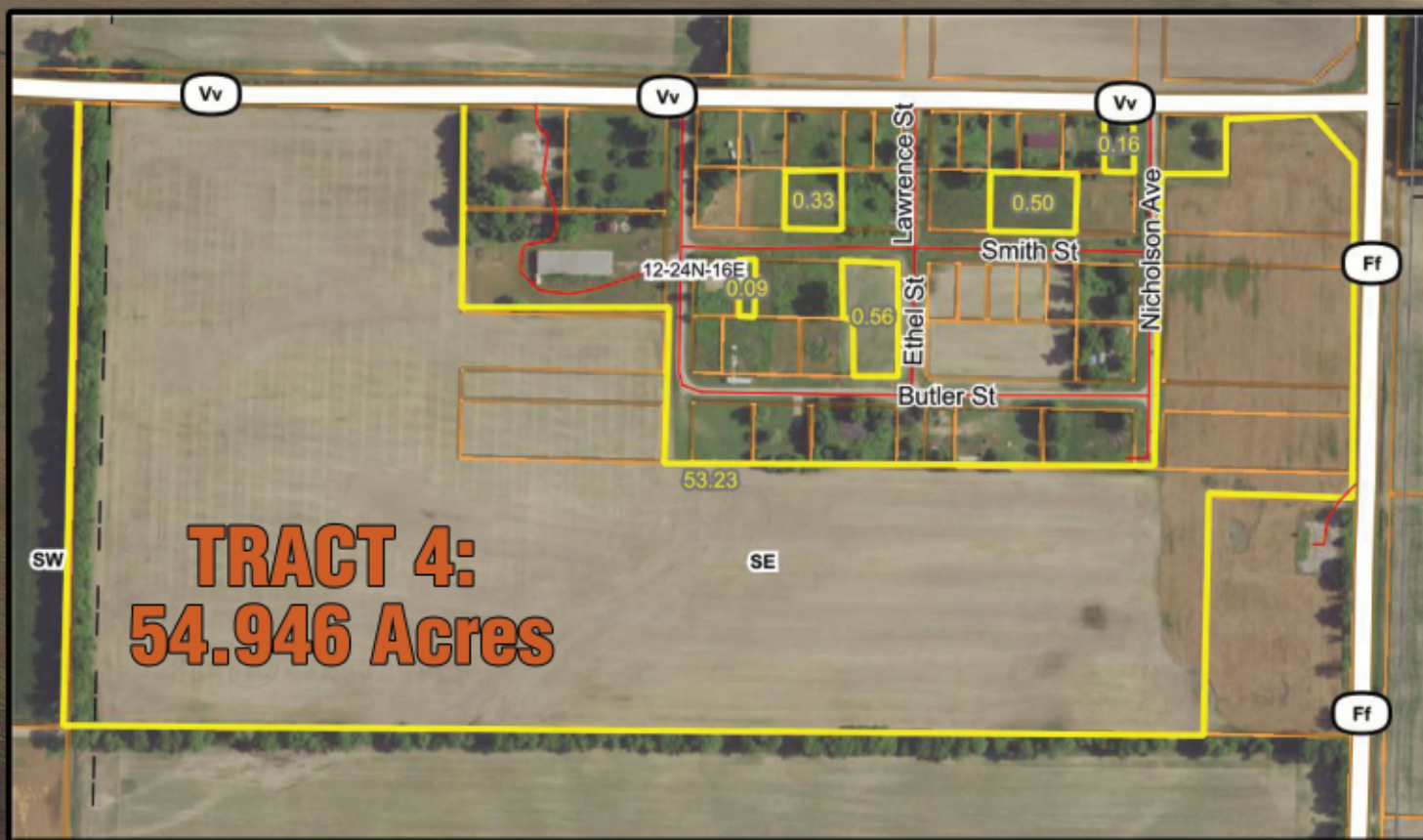
FARM LOCATION:  
INTERSECTION OF  
HWY VV & FF  
EAST PRAIRIE, MO

### REAL ESTATE TRACTS

TRACT 1:	72.805 Acres
TRACT 2:	80.042 Acres
TRACT 3:	77.781 Acres
TRACT 4:	54.946 Acres



**HIGHLY TILLABLE FARMLAND!  
ROAD FRONTAGE!**



#### TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid price of the real estate and included in the total purchase contract price.

**DOWN PAYMENT:** 15% of the contract sales price as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

**CLOSING:** Closing shall take place on or before 30 days from auction date.

**POSSESSION:** At closing, with cash balance paid in full.

**REAL ESTATE TAXES:** All 2023 ad valorem taxes will be prorated between buyer and seller at closing.

**SURVEY:** Buyer is responsible for 50% of the cost of a survey.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property

is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final. **NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

## LAND SELLS ABSOLUTE TO THE HIGHEST BIDDER AT 12 PM!

### HARRIS Real Estate & Auction

MICHAEL HARRIS  
Principal Broker/Auctioneer  
270-970-0200

RYAN MCKINLEY  
Apprentice Auctioneer  
573-683-1449

Auction Held at: Charleston Country Club  
201 N. Country Club Lane, Charleston, MO 63834



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