

REAL ESTATE AUCTION

FRIDAY, JULY 26th, 2024 @ 11:00 AM

Property Located: 34452 Hwy 25 • Advance, MO 63730

3 BEDROOM
FARM HOUSE

78 ±
ACRES

in 2 Tracts
& combinations

AUCTION HELD AT: Fox Haven Events, 500 Industrial Drive, Advance, MO



PUBLIC PREVIEW DATE: Sunday, July 21st from 12-4 PM

60± Acres of Cropland



harrisauctions.com

premierfarmrealtygroup.com

IN PARTNERSHIP WITH



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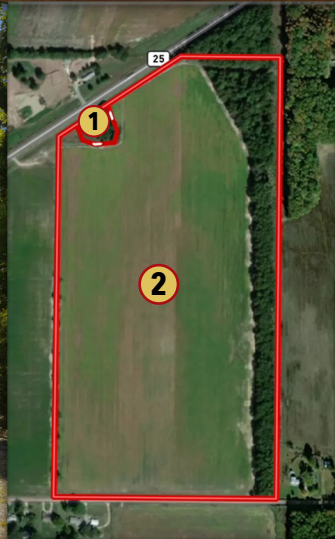
This 78[±] Acre crop farm located in Stoddard County just 1.2 miles from Advance City limits on Hwy 25 will be auctioned in two separate tracts or as a combination. Buyers may bid on the home tract and/or the remaining tillable acreage. The amazing little farmhouse will provide for a nice homestead, rental, or investment property while the crop acreage is sure to provide a farmer with a nice addition to their portfolio.

TRACT 1 - The old homestead on this farm consists of approximately 1,200 sq ft of living space with three rooms, a kitchen, and a bathroom on the main level along with two bedrooms on the upper level **all situated on 1[±] acres**. There is a well, but currently no HVAC or septic system. The property is in need of repair and renovation, so will be offered in "as is" condition. Bidders are encouraged to conduct a thorough home inspection in advance of the auction.

60[±] Acres of Cropland

TRACT 2 - Consists of approximately 77[±] acres. 60[±] acres of which are tillable and the remaining acreage in a timbered section running along the east property border. The cropland has been put to grade with an electric well. Water control is located on the south end and is made possible through the use of a Weir box. Currently the field is bedded and has good drainage. This highly productive farmland is suitable for rice, beans, or corn.

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REAL ESTATE TERMS: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. 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.** **SURVEY:** BUYER will be responsible for 100% of the survey costs.

MICHAEL HARRIS

Principal Broker/Principal Auctioneer

270-247-3253

MO# County Issued



IN PARTNERSHIP WITH



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Vice President
Land Specialist

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MATT DORROH
Realtor® &
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