

ONLINE ONLY - 272 AC +/-



# AUCTION

Opens May 3, 2021 - Closes May 6, 2021



## HUNTING, HAY AND PASTURE FARM MILAN, MO | SULLIVAN COUNTY

2 Tracts - Total of 272 acres +/-

Start your bidding online at [MissouriLandAndHome.com/Auctions](https://MissouriLandAndHome.com/Auctions)



**Missouri  
Land & Home**

Contact George Owen  
772-766-0644 | [GeorgeOwenpwr@gmail.com](mailto:GeorgeOwenpwr@gmail.com)

800-895-4430 | [MissouriLandAndHome.com](https://MissouriLandAndHome.com)  
3516 I-70 Drive SE, Ste A, Columbia, MO 65201



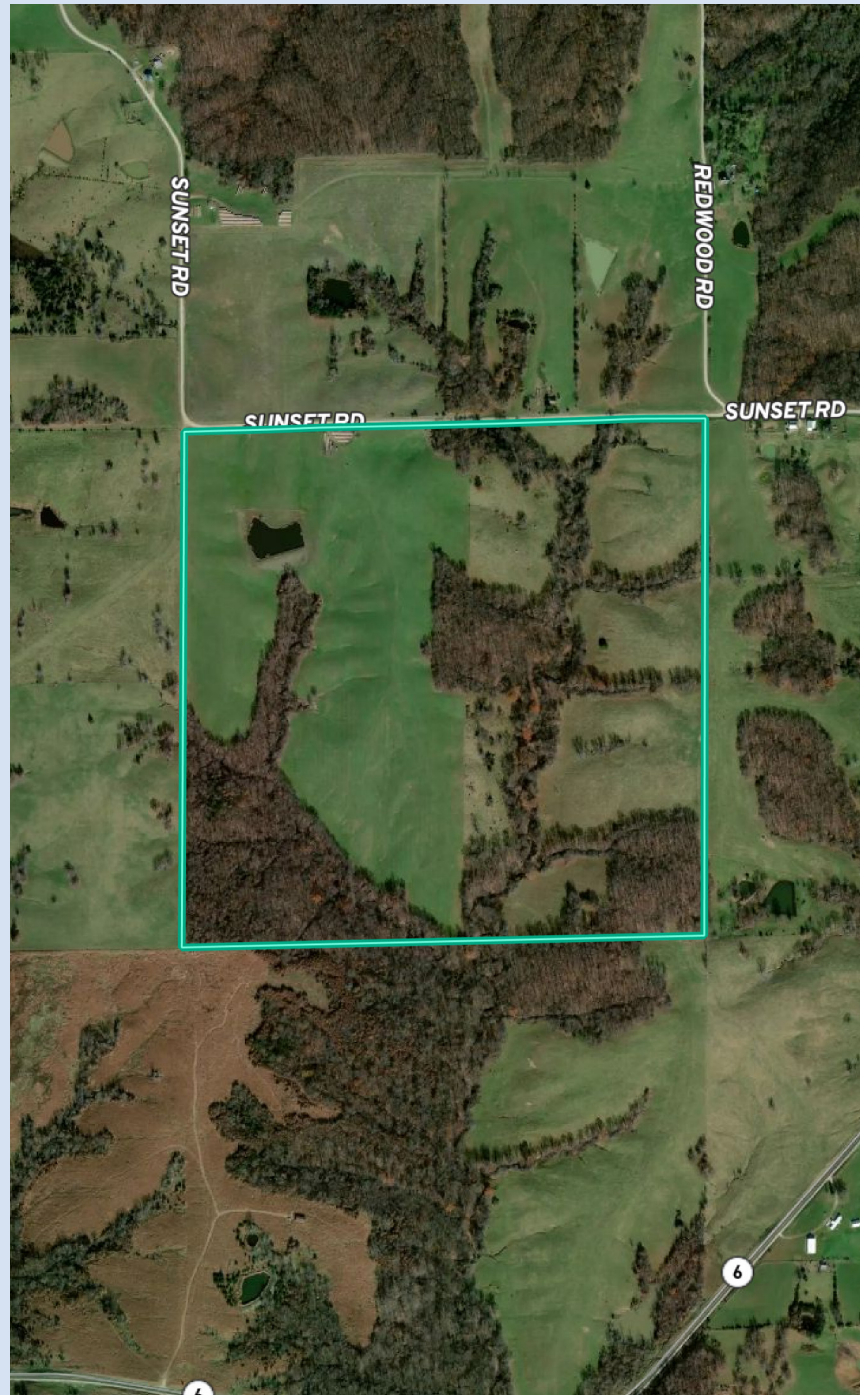


**111.4+/-**  
ACRES

## TRACT 1:

South track consists of approximately 75 acres of clean grass pasture hills with the remaining being timbered draws. Good barbed wire perimeter and cross fencing. Cross fenced into two pastures, both having direct access off State Hwy 6. East side pasture is approximately 30 open acres of grass with half acre pond and tank. West side pasture is approximately 45 acres of hill side grass and timber draws with a small stream on the West boundary and a spring fed pond towards the south.





**160.8+/-**  
ACRES

## TRACT 2:

Northern track is a combination of a productive grass and clover hay field (approx. 60 Ac), clean grazing pastures (approx. 45 Ac) and timber for wildlife habitat. Tract has access on the northern boundary 1 mile off State Hwy 6 on Sunset Rd. Good perimeter and cross fencing with 5 strand barbed wire and steel posts. Hay field can also be used for grazing and wintering cows with access to a water tank fed by a 1 acre fenced off pond. The East side of the tract consists of grass pasture hills and timbered draws with a stream and year round spring fed pond for livestock. Income potential with hay production, grazing and hunting leases. Land has been leased to neighboring cattle operation for 20+ years.



## TERMS AND CONDITIONS OF AUCTION

1. Online Only Auction (ie Internet Auction) - The auction and the bidding shall begin on May 3, 2021 at 10 am CST and begin closing on May 6, 2021 at 2pm CST. Both tracts will be surveyed and sold per acre. Seller to pay cost of survey. If both tracts are sold to same buyer, property will not be surveyed and will be sold at 272 acres +/- . There is a 5% Buyers Premium. Bid at [www.MissouriLandAndHome.com](http://www.MissouriLandAndHome.com).
2. It is recommended to all bidders to inspect the property prior to placing any bids in the auction. Property inspections are the responsibility of the bidders. Informational title work will be available online by April 20, 2021.
3. By participating in this auction, bidders hereby agree that their bid shall NOT BE SUBJECT to the bidders' ability to obtain financing. By placing a bid in this auction, bidders understand that financing is NOT a contingency in the purchase agreement.
4. Winning bidder hereby agrees to enter into a Contract to Purchase the property within 24 hours of being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email or fax a Contract to Purchase the property. A signed copy of the contract must be received by United Country Missouri Land & Home within 24 hours of the end of the auction.
5. An escrow deposit of Ten Percent (10%) of the total contract purchase price must be received by Sullivan County Title, LLC within 24 hours of the close of the auction. Acceptable forms of payment include cashier's check, personal or corporate check or wire transfer. The balance will be due in full at closing.
6. Closing shall be on or by June 4, 2021, at Sullivan County Title, LLC, Milan, MO. Out of area buyers will be afforded the opportunity to close via email, mail and wire transfer of certified funds. Title commitment and owner's policy will be paid by the Seller. Seller will deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies or exchange fees (if applicable). Customary closing fees in the county where the property is located will apply to both Seller's and Buyer's transactions accordingly.
7. 2021 Real Estate Taxes will be prorated to the day of closing.
8. Under no circumstances shall Bidder have any kind of claim against United Country Missouri Land & Home or any other parties if the internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company.
9. All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. Maps, photographs, etc. are approximate. Buyers should verify all information to their satisfaction. Please make all inspections and have financing arranged prior to the end of bidding. Information is subject to change without notice. Real estate is being sold "As-Is-Where-Is" and buyer should take time to examine this property thoroughly and rely on their own judgment. The property is being sold subject to all easements, covenants, conditions, zoning and any other existing matters. Neither the Seller nor United Country Missouri Land & Home or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty. Please call our office at 800-895-4430 if you have any questions.

Seller: Sharon Owen

**BIDDING OPENS MAY 3, 2021 10:00 AM CST**  
**BIDDING CLOSES MAY 6, 2021 2:00 PM CST\***

*\*with a soft close, meaning that a bid in the final minute will extend bidding by 3 minutes.*