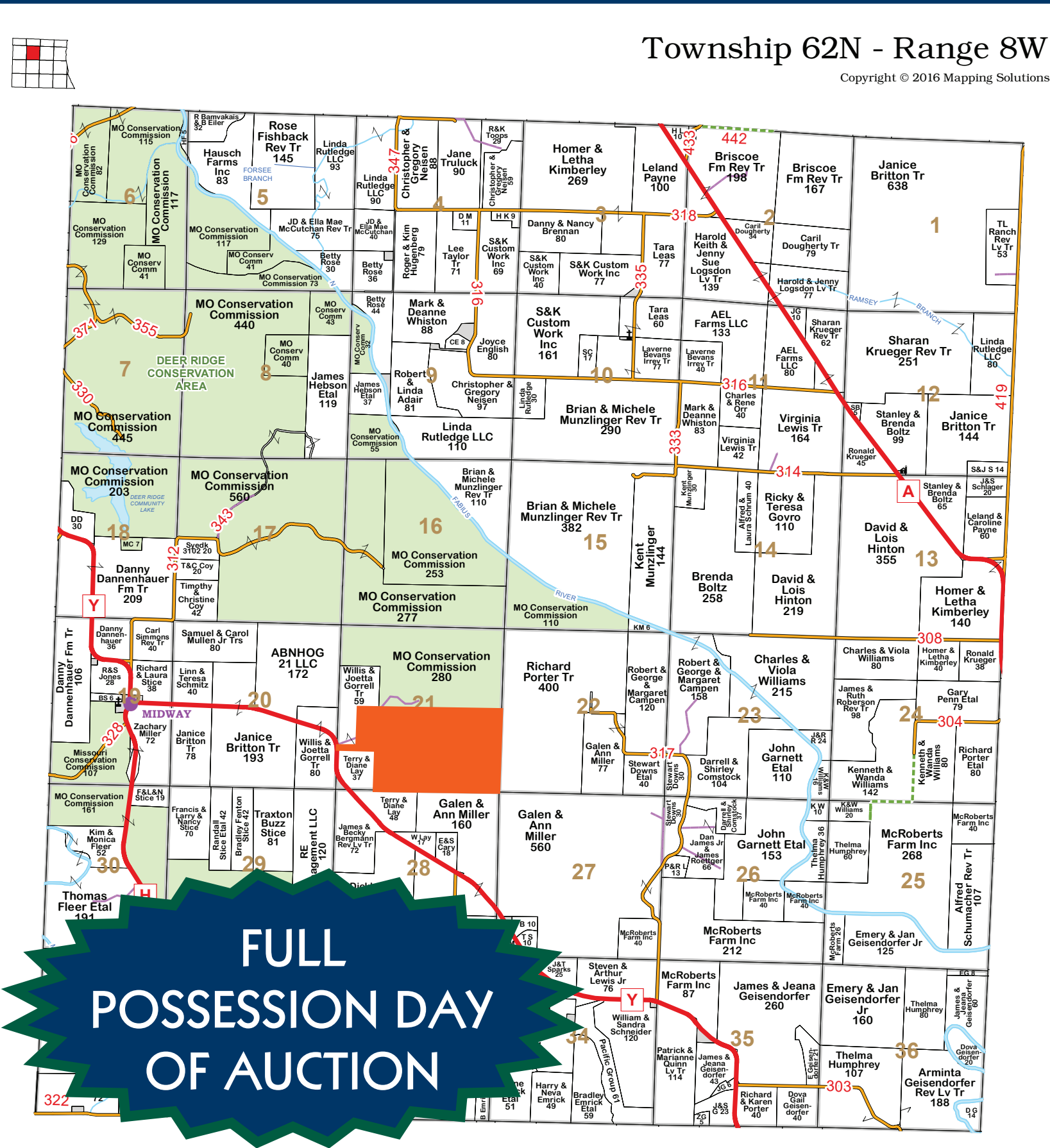
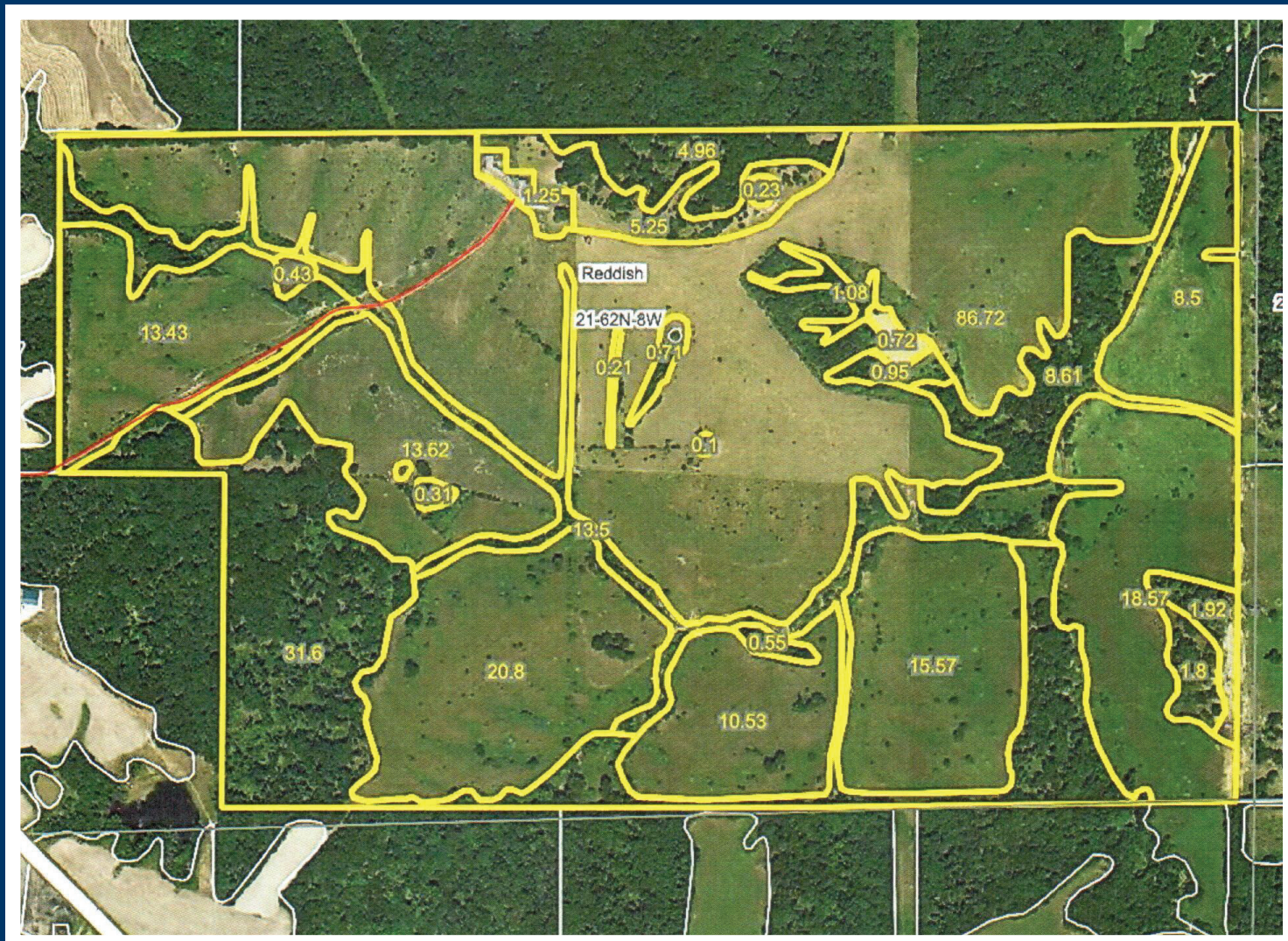


Lewis County, MO LAND AUCTION

MARCH 24TH @ 5 P.M. AT OAK HILL INN, CANTON, MO



LOCATION AND GENERAL INFORMATION

267 +/- Acres in Lewis County, being auctioned March 24, 2018 in one tract. FSA records show 181.45 acres of cropland. The property has a barn and outbuildings with electricity and well water. The farm is a great cattle farm, currently being pastured and has good fences, two pond waterers, and a hydrant at the barn. There is potential for row crop production if the buyer chooses. This farm represents excellent whitetail deer hunting and potential for hunting with income. The property is located on the south side of Deer Ridge Conservation Area that features 5000 acres of prime Whitetail deer and turkey hunting. There is a 66ft owned, deeded driveway that runs from Hwy Y to the property. Auction to be held at the Oak Hill Inn Suites in Canton, MO on March 24th at 5 p.m. Contact Jason Small, listing agent, for details at 660-342-3819. **Property lines on the map are thought to be accurate but they are estimated.

Driving directions from Lewistown, MO, go north 5 1/5 miles on Hwy H, then east on Hwy Y approximately 1 1/2 miles, to the sign. If coming from Monticello, MO, go west on Hwy 16, 2 miles to Hwy Y, then north approximately 6 miles to the property. This farm is approximately 15 miles west of Canton, MO.

OWNERS: GREG AND JACQUELINE JACOBS



Lewis County, MO LAND AUCTION

MARCH 24TH @ 5 P.M. AT OAK HILL INN, CANTON, MO

**267 +/- Acres Land
 Auction Lewis Co
 Missouri**

Land Auction, March 24th @ 5 p.m. at the
 Oak Hill Inn in Canton, MO



TERMS & CONDITIONS

Terms: Tract 1, will be sold per acre, price multiplied by 267 acres.

Ten percent (10%) of the total contract price, to be paid on the day of sale, with the balance paid at closing. The 10% down payment is non-refundable deposit and considered a cash offer. Please have all your financing in order before the day of auction. All closing fees will be split 50/50 between Buyer and Seller. Closing will be conducted at Oak Hill Title in Canton, MO, on April 24, 2018. Full possession will be given upon receipt of the non-refundable 10% down.

All announcements made on sale day take precedence over prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Real estate is being sold "AS IS", "WHERE IS".