

LAND AUCTION

Brought To You By:



Direction: 169 Hwy to W Hwy, east to J Hwy. North to property on both sides of Hwy

Offered as entire farm 273.34 acres m/l with 195.56 tillable acres, or will be sold as separate tracts

March 25, 2014 6:00pm
Auction Location: American Legion
 2607 MO 92 Hwy.
 Smithville, MO 64089

Contingent on final plat approval from Clay County



Lot 1
20 Acres
14.37 Tillable

Beautiful Building Site, Great For Horses, Plattsburg Schools



Lot 2
20 Acres
10.73 Tillable

Beautiful Building Site, Great For Horses, Plattsburg Schools



Lot 3
80.47 Acres
54.19 Tillable

Smithville Schools, 6 acre lake, adjoins Corps of Engineers, Close To Horse Trails



Lot 4
47.06 Acres
34.19 Tillable

Smithville Schools, 2 Small Ponds, Partially Wooded, Close to Horse Trails



Lot 5
28.85 Acres
23.49 Tillable

J Hwy Road Frontage, Horse Property, Row Crop, Great Building Site



Lot 6
18.55 Acres
13.21 Tillable

J Hwy Road Frontage, Direct Access to Smithville Lake Horse Trails



Tract 7-Unplatted
56.41 Acres
43.38 Tillable

Adjoins Corps of Engineers, Riding Distance To Horse Trails

Terms and Conditions:

- *10% of the total contract price will be due immediately upon closing of the auction as earnest money in the form of personal check, cashier's check, or business check and is non-refundable.
- *BIDDING IS NOT CONTINGENT UPON FINANCING.
- *Closing shall take place on or before 30 days after the auction.
- *Possession delivered upon closing.
- *Taxes will be prorated to the day of closing.

Must have a bank letter of credit or proof of funds

Dirk Talley, Broker
 913-231-0098
Kenny Tromp, Agent/ Auctioneer
 816-304-8771
Chris Higgins, Agent
 816-985-4943
Office
 816-532-6101

Tillable Acres Are Approximate