

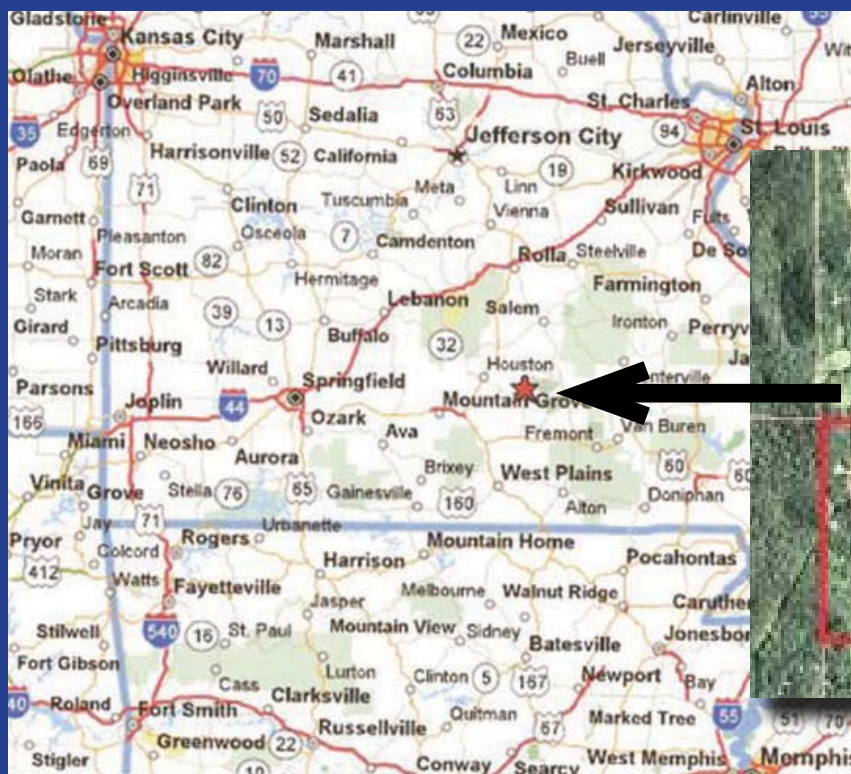


RECREATIONAL/TIMBER LAND AUCTION

Saturday, January 27, 2007 - 10:30 AM HOUSTON, MISSOURI

AUCTION LOCATION: Lion's Club Building - Houston, MO

The Lion's Den (yellow building) is located 1 mile North of Houston on Highway 63 – Next to the Texas County Fair Grounds.



**480
M/L Acres
Sells In
4-Tracts
Prime
Hunting!**

This property is located in scenic Texas County, Missouri and is 480 acres M/L. This diamond in the rough offers a mixture of hunting, fishing and scenic views. A seasonal creek runs through the property with beautiful bluffs and rolling hills.

REAL ESTATE BROKER PARTICIPATION IS WELCOME!

480 ACRES OFFERED IN 4 TRACTS

Tract 1A: 104 acres (M/L), located SE 1/4 of 27-31-7 lying North and East of Timberhill Road.

Tract 1B: 56 acres (M/L), located SE 1/4 of 27-31-7 lying South and West of Timberhill Road.

Tract 2A: 70 acres (M/L), located N 1/2 of 34-31-7 lying East of Timberhill Road.

Tract 2B: 250 acres (M/L), located N 1/2 of 34-31-7 lying West of Timberhill Road.

Tracts are located 16 miles East of Houston, Missouri. From Houston take Highway B East to Raymondville, proceed East on B for 9 miles to Timberhill Road. Go South 1 1/2 miles to the farm.

Seller: Larry Baker

More photos on our website:

www.smithauctioneersonline.com

AREA MOTEL: Scenic Rivers Inn • Licking, MO • 573-674-4809

TERM & CONDITIONS

- Property will be offered in individual tracts on a per acre basis, then offered in combinations to arrive at the highest dollar possible.
- Terms: 10% down day of the sale. Balance due at the final closing on or before February 28, 2007. Purchase contracts executed day of sale prepared by Bill Phillips, attorney, Milan, MO.
- Bill Phillips will provide title insurance and will be the closing agent.
- Announcements day of the auction take precedence over printed material or oral statements. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. All acres are based on estimates. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should verify all information contained herein. Smith Auctioneers, LLC represents the seller in this transaction.
- Seller is highly motivated and looking for a quick closing, but reserves the right to reject the final bid on any parcel(s).
- Real Estate broker participation is welcome but not required. A 2% commission will be paid to the licensed real estate broker who, prior to the start of the auction, registers the bidder who has the high bid and completes final closing.

LICENSED AUCTIONEERS • Web site: www.smithauctioneersonline.com

SMITH AUCTIONEERS, LLC



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