

SMITH AUCTIONEERS, LLC.

FARM REAL ESTATE,

ANTIQUE & HOUSEHOLD AUCTION

SATURDAY, OCTOBER 13, 2007

AUCTION STARTS AT 11:00 AM – REAL ESTATE SELLS AT 1:00 PM

SELLERS: Heirs of Lela and Russell Morris

LOCATION: 28709 Jewell Road, Brookfield, MO

DIRECTIONS: Go 1.5 miles North of St. Catherine on Highway 11 and then go West on Jewell Road 1.5 miles, or from Brookfield Country Club follow Jewell Drive North 3.5 miles to sale site.

AUCTIONEERS NOTE: The heirs of Lela Morris are selling the real estate and contents as listed below. This farm has excellent deer and turkey hunting, and an excellent location just 5 miles from town.



120
Acres (m/l)
Of Rolling Pasture
Land & Timber!

**MORE PHOTOS
ON WEBSITE!**



REAL ESTATE: The property consists of approximately 120 acres more or less of rolling pasture land and timber and brushy draws with a livable 2 bedroom, 1 bath home and some small but useful outbuildings and a corral. Pasture is fenced with cattle running on it at the time of this listing. Pasture lease expires November 1, 2007. Rural water line runs along the north side of Jewell Road the entire length of the property. The Real Estate Tracts will be offered separately and in combination until highest possible bids are obtained. Final bids are subject to seller confirmation. Sellers reserve the right to reject any and all bids, but are highly motivated to sell.

TRACT 1: 40 acres – NE ¼ SW ¼ of 22-59-19 - pasture and timber with ¼ mile of road frontage on Jewell Road (great building spot). There are approximately 8 acres of timber on this tract with the balance rolling pasture. Rural water line runs along south line of property.

TRACT 2: 80 acres – SW ¼ NE ¼ and NW ¼ SE ¼ of 22-59-19 - with two bedroom home and outbuildings. There are approximately 25 acres of timber on this tract with excellent deer habitat and an old hunting cabin on the north part of the property. There is road frontage on the south side and on the northeast end of this property. The home has 2 bedrooms, 1 bath, window air, LP heat, and metered rural water.

Real estate tracts will be offered separately and in combination until the highest possible bid is attained. The real estate will be sold promptly at 1:00 PM.

**TO VIEW THE PROPERTY PRIOR TO THE AUCTION
CALL MARK CLEVELAND 660-412-7040.**

REAL ESTATE TERMS & CONDITIONS

• Ten percent (10%) down day of the sale payable by bank check or personal check with bank letter of credit. Check payable to Professional Land Title escrow account. Balance due on or before November 9, 2007. • Possession upon completion of final closing. • Real estate taxes prorated to closing. • Professional Land Title, Brookfield, Missouri, will provide title insurance and will be the closing agent. • Announcements day of the auction 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. All acres are based on estimates. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Smith Auctioneers, LLC. represents the seller in this transaction. Real Estate is being sold "AS IS."

TRUCK, EQUIPMENT, TOOLS, HORSE SUPPLIES

- 1978 Dodge 150 4WD pickup truck • John Deere 5' brush hog and blade • Tumblebug dirt scoop • Horse harnesses, collars, driving lines and other parts; old Saddle • Chain saw
- Lots of misc. tools

GUNS & MISC.

- Remington Target Master, Long barrel 22 Model 4 • Wards Western Field 410 Bolt-action • DWM-Mauser (Germany) 22 rifle; Antique bone handle pocket knife

ANTIQUES

- Table w/brass & glass Crawl feet (beautiful!) • Secretary/curio cabinet
- Reed & Barton Nickel Silver Soldered creamer/salt & pepper set from Hotel Muehlebach in KC • Figurines • Cast iron bulldog • Speed Queen ringer-washer • Pedestal sewing box • Style House Fine China set • Primitive utensils • Army mess kit • Corn Sheller



- Primitive tools • Cast iron bean pot • Bee keeper smoker

APPLIANCES & KITCHEN ITEMS

- Washer and dryer • GE Refrigerator • Table w/6 chairs
- Microwave stand • Sunbeam Mix Master • Rival Food Slicer
- Kitchen miscellaneous

FURNITURE

- Metal storage cupboard • 4-piece Cedar bedroom set (includes Cedar chest) • Matching coach /chair • Coffee table
- End tables • Singer Sewing machine/sewing box chair

TERMS: Cash or check with proper ID day of auction. Nothing removed until settled for day of sale.

Lunch Provided by Simply Country Cafe



SMITH AUCTIONEERS, LLC

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