

ACREAGE AUCTION

November 17, 2007 - 11:00 AM

ROLLA/SALEM, MISSOURI AREA

LOCATION: From Rolla, MO take Highway 72 south approximately 16 miles OR from Salem, MO take Highway 72 north approximately 10 miles to blacktop FF, then go east one-half (1/2) mile to site.



AUCTIONEER'S NOTE: This 44 acre (m/l) property is being offered at auction as Gerald and Ruthie Hubbard are moving from the area. The home has many high quality features and is ready to move into. The seller is highly motivated but reserves the right to decline the final bid. For auction details, photos, terms and conditions see our web site at www.smithauctioneersonline.com.

ATTENTION REAL ESTATE BROKERS SEE THE 3% BROKER PARTICIPATION TERMS BELOW.

44 beautiful acres of timber and meadows nestled in the hills of the Ozarks with a 5 year old home on a hard surface road.

This farm has a 3840 square foot home/garage with a high end finished living quarters and a four bay garage with large working area. The home features a large kitchen with custom built oak cabinets by Sigman and Stacy and a built in convection/conventional oven and a built in electric range. With all electric central heat and air, this home has beautiful tile flooring and Pella windows with built-in blinds throughout.

The large custom built wood burning fireplace has a thermostatically controlled system that can heat the entire home. The master bedroom and bath features a whirlpool tub and a walk-in closet. The second bedroom has its own full bath. The home is complimented by a utility room with a floor drain.

The attached 48 x 42 heated garage area has three bays with door openers and a fourth ten foot tall door with opener and plenty of working area.

This 44 acre country paradise is perimeter fenced and has two ponds and a two stall horse barn. Water is supplied by a good well and the home has a water softener. As is customary in this area, deer, turkey, and other wildlife are abundant on this property.



TERMS & CONDITIONS

- Property sells in one tract of 44 acres more or less.
- Ten percent (10%) down day of the sale payable by bank check or personal check with bank letter of credit. Escrow check payable to Current River Title Co., LLC escrow account. Balance due at final closing on or before December 17, 2007.
- Possession upon completion of final closing.
- Seller will pay 2007 real estate taxes which are estimated at \$970.00.
- Current River Title Co., LLC 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."
- **REAL ESTATE BROKER PARTICIPATION IS WELCOME but not required. A 3% 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.**

OPEN HOUSE

Sunday, Nov., 4th

1:00 to 3:00 PM

AND

Friday, Nov. 16th

2:00 to 5:00 PM

SMITH AUCTIONEERS, LLC

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