

BEING SOLD AT AUCTION



# Hunting Tracts, Cabins & Equipment

## Sunday, November 20th – 1:00 PM

Equipment/boats sell at 1:00 PM – Real estate sells at 1:30 PM

**AUCTION LOCATION: SMITH AUCTIONEERS BUSINESS CENTER**

502 South State Street • Brookfield, Missouri

**AUCTIONEERS NOTE:** As Reams and Sara Ponting are dividing their assets, they will sell these hunting properties along with equipment.

These are five PRIME HUNTING TRACTS – Each tract sells separately. Broker participation: 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. This 2% commission only applies to real estate sold on November 20th.

**Tract #1:** 129 acres with very nice cabin. Secluded hunting paradise with deer, turkey, and waterfowl. Timbered Grand River old channel bottom and bluffs timber with 3 ponds. Located in Sections 12 & 13 -56N-22W, Livingston County. Very nice, 32 x 48 cabin. This 6 year old, metal clad, well insulated cabin, on concrete slab, features a majestic rock fireplace with insert, two bedrooms, bath and utility room, screen in front porch and large back deck overlooking 4 acre lake. Some furniture stays and includes a near new stainless commercial range and two refrigerators in the kitchen. LP heat and window AC unit. Directions: from Sumner, Missouri take Highway 139 west 5 miles, then north 1.5 miles on County Road 385, then east 1/4 mile on CR 316 to road 2851, proceed north to cabin. This property will be open for inspection on Sunday November 13<sup>th</sup>, from 1:00-4:00 p.m.

**Tract #2:** 54 acres in Section 11-56-22, Livingston County. 1 mile from Fountain Grove Wildlife Area. Approximately 1/3 timber and 2/3 tillable bottom land. This tract has been accepted in WRP via WRP Contract 66-6424-4-956, Farm # 3127, Tract #2238. This tract has been accepted in WRP via WRP Contract 66-6424-4-956, Farm # 3127, Tract #2238. \$65,000 WRP payment sells with property.

**Tract #3:** 113 acres of timber in Section 26-54-21, Carroll County. This excellent hunting tract lies between the levy of the Big Bend Levee District and the Grand River on the south side of the river at what is commonly known as Jamacia Bend.

**Tract #4:** 68 acres of timber and grassland hunting land located just 3 1/2 miles north of Brookfield, Missouri on Highway M. 63 acres in government reserve. Excellent building site on 5 acres on M overlooking the valley. Located in Sections 12 & 13, 58-20, Linn County.

**Tract #5:** 28 (MRL) acres in 16-56-21, Chariton County. Located 1 1/2 miles northwest of Sumner, Missouri. Timbered tract with duck sloughs just west of Jack's Lake. Good deer, turkey and duck hunting.

**Tract #6:** Goose and duck hunting lodge, Sumner, Missouri. This 2 story, 3-4 bedroom house with shed needs some TLC but is very livable. At Sumner take RA Highway south to Cunningham Avenue to Anabel Lane. Yellow house at end of Anabel Lane.

**Tract #7:** Fishing cabin at Brunswick, Missouri. 3 bedroom, garage and cleaning house. Needs some work. At Brunswick take Quincy south off 24, then to Chestnut, then east to Meyer, then north on Gottschalk street.

**Tract #8:** Vacant Lot located south across street from Tract #7. This lot runs all the way to the Grand River.



## EQUIPMENT & COLLECTOR ITEMS (Selling at 1:00)

**EQUIPMENT** • John Deere 3020 gas with JD 48 loader. Sells as a unit. Tractor runs good. • Ford 3000 gas with 3 point, Runs good, above average. • 60" Dixie chopper mower • Cat D7E Hi horse dozer, Motor needs work. • 1999 Isuzu Rodeo 4x4, 110,000 miles, 5 spd, AC, Runs good. • 5' 3 point Ford rotary mower. • 20' Landau fishing boat with 80 HP Yamaha and trailer. Motor needs carb work. • Doolittle 7 x 12 cargo trailer • 6 x 12 flatbed trailer • 5 x 8 tilt bed trailer • Pickup bed trailer • Misc.: John boats, canoe, and boat motors • 1975 Ford F150- for parts, no wheels, motor shot • 2-Yamaha 4 wheelers.

**COLLECTOR ITEMS** • 1968 Cadillac Deville convertible 472 V-8, original interior, excellent shape • 6' immigrants trunk • Cedar Strip Canoe, completely hand made, hand finished, and one of a kind collector's item. Call or email for a photo.



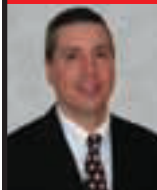
**1968 CADILLAC DEVILLE CONVERTIBLE**  
472 V-8, original interior, excellent shape!

**TERMS:** All real estate sells "as is" with no warranties implied except for good title and all real estate taxes will be paid through 2005. The terms are 10% down the day of auction and the balance due at final closing on or before December 16<sup>th</sup>, 2005. Purchase contracts will be prepared by William N. Phillips, attorney and executed the day of the auction. Professional Land Title, Brookfield, Missouri will provide owner's policy and will be the final closing agent.

**Call for Open House times to view real estate.**

All real estate will be sold by video at our building. Announcements day of the sale take precedence over printed material.

**For complete sale catalog and property information contact:**



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AUCTION CONDUCTED BY:

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Mike

"PROFESSIONAL AUCTION SERVICE SINCE 1978"

Mark