



CRP & HUNTING FARM AUCTION

447 acres in Shelby County, Missouri

Saturday, December 10th – 10:30 am



LOCATION: Auction will be held at the farm.

DIRECTIONS: From Hannibal take U.S. Hwy 36 West 31 miles, or from Shelbina go East 5 miles to Lakenan, then North on Route T, 4 miles.

ACTIONEERS NOTE: This long time family owned farm is to be sold in two Tracts. Each Tract will be sold individually and will not be wrapped together. This is an excellent deer and turkey hunting farm with a beautiful 10 acre lake and total CRP income of \$18,233 annually from 280.5 acres of CRP. Annual real estate taxes are \$886.42.

TRACT #1 240 acres M or L with lake, 164 acres in CRP, 18 acres of tillable bottom land, balance timber and draws. Great 10 acre lake with electricity run to campsite at the lake. CRP pays approximately \$10,660 annually. 2007 CRP contract. 17 tillable acres rent for approximately \$1,200 per year.

TRACT #2 Approximately 207 acres with approximately 116 acres in CRP. 2007 CRP contract pays approximately \$7,540 annually. Most of the balance is timber and timbered draws.

TERMS: 10% down the day of auction and the balance due at final closing on or before January 13th, 2006. Purchase contracts will be prepared by Jeff Elson, 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.

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.

FOR MORE INFORMATION CALL: Smith Auctioneers or Wally Iman, Coordinating Broker, at Missouri Land and Farm • Cell: 660-281-0559 • Office: 660-258-8200

AUCTION CONDUCTED BY:

SMITH AUCTIONEERS, LLC

502 South State Street • Brookfield, Missouri 64628 • 660-258-7351
Mike R. Smith • 660-375-1836

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