

ONE OF THE MOST PREMIER TILLABLE TRACTS IN NE MISSOURI TO BE SOLD IN 2021

**40±
ACRES**

LAND AUCTION

WED, DECEMBER 15TH • 10:30AM

HIGHWAY & COUNTY ROAD FRONTAGE • HIGHLY TILLABLE • 100% PUTNAM SOILS • GREAT INVESTMENT PROPERTY



JAY SCOTT GANDER • 660.676.1479 • WWW.PEOPLESLANDCO.COM

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131 E. HWY. 151,
LEONARD, MO 63451

WWW.PEOPLESLANDCO.COM

Peoples Land Co, LLC is pleased and honored to offer the following highly tillable tract of land for sale at public auction. The property is being sold as 40 acres m/l and FSA indicates 38.29 acres tillable.

Live Auction Location: Heartland Community (Former - Solid Rock Cafe)

6512 Shelby 150, Bethel, MO 63434

Seller: Smoot Family Farms, LLC

Closing Done by: American Title & Abstract Company - 111 North Rollins St., Macon, MO 63552

TERMS: 10% OF BID PRICE TO BE PROVIDED AS DOWN PAYMENT AUCTION DAY. SALE IS NOT CONTINGENT UPON FINANCING. CLOSING TO BE ON OR BEFORE JANUARY 15, 2022. 2021 TAXES WILL BE PAID BY SELLER AND 2022 TAXES WILL BE PAID BY BUYER. CLOSING COSTS & TITLE INSURANCE WILL BE SHARED 50/50 BETWEEN BUYER AND SELLER. BUYER TO PAY ALL RECORDING FEES. SELLER AND TENANT HAVE RIGHT TO HARVEST 2021 CROPS ON PROPERTY.

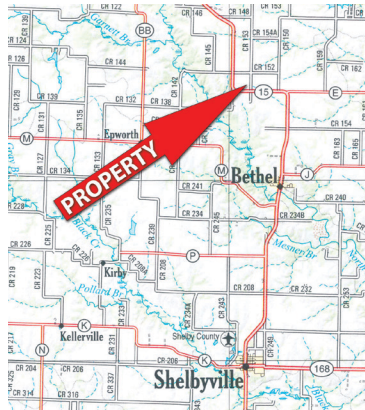
40[±]
ACRES
MOSTLY TILLABLE
HIGHTLY PRODUCTIVE

Jay Scott Gander - 660-676-1479

Anthony Peoples - 660.651.6501

Steve Peoples - 660-651-6500

David Clark - 660-216-1107



Online Bidding Begins: Wednesday, December 1, 2021.