

Callaway County Land Auction

343 +/- Acres Selling in 3 Tracts

Trophy Properties and Auction • 855.573.5263 • leads@trophyapa.com

LIVE
AUCTION



AUCTION DATE: July 26, 2017 @ 10:00AM

HELD AT: Knights of Columbus Hall, 318 N. Sturgeon St., Montgomery City, MO

PROPERTY ADDRESS:

00 County Road 1037
Montgomery City, MO 63361

ACRES: 343

COUNTY: Callaway

PROPERTY DESCRIPTION:

Due to the proximity of this farm to our main headquarters we have decided to sell the following at Public Auction. - Shelton Family Partnership, Seller

Dave Atkinson—Auctioneer

This 343+/- acre farm is being offered in 3 Tracts. The property represents a combination of good productive tillable land and woods. If you are looking to add to your farming operation, investment portfolio, and/or looking for good hunting land with return be sure to attend this outstanding sale.

Tract 1 – 143+/- acres with approximately 111 acres of productive cropland. Soil types consist of Keswick and Gorin silt loams. Balance is in woods and waterways.

Tract 2 – 112+/- acres with approximately 92 acres of productive cropland. Soil types consist of Keswick and Gorin silt loams. Balance is in woods and waterways.

Tract 3 – 88+/- acres with approximately 27 acres of productive cropland. Soil types consist of Keswick and Gorin silt loams. Balance is in woods and waterways. This tract also offers some outstanding deer and turkey hunting.



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

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T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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All announcements made sale day take precedence over prior advertising either written or oral. The information 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. Buyers should verify the information to their satisfaction.

There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As Is, Where Is".

TAXES: \$640.10

TAX YEAR: 2016

Tract 1 - 143 +/- acres w/ 111 +/- acres cropland

Tract 2 - 112 +/- acres w/ 92 +/- acres cropland

Tract 3 - 88 +/- acres w/ 27 +/- acres cropland

