



ADAIR COUNTY, MISSOURI LAND AUCTION DONALD & JANIE SHULTZ

VIRTUAL
ONLINE

TUESDAY, AUGUST 29, 2023 - 1:00 P.M. CT

40 ACRES± (SUBJECT TO SURVEY) • SELLING AS 2 TRACTS

LOCATION

Property Address: Billy Creek Trail, Novinger, MO

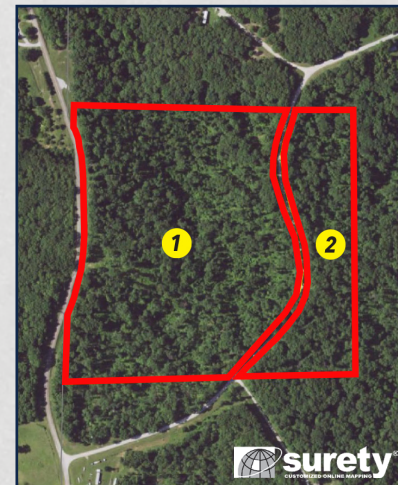
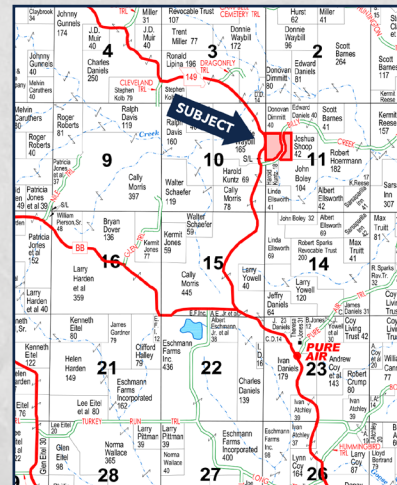
Legal Description: SW ¼ NW ¼ Less R/W S11-T62-R17 (Co Rd 189)

TRACT INFORMATION

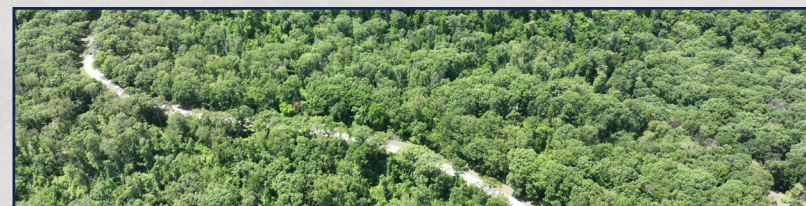
Tract 1 - 30 Acres± (Pending Survey)

Tract 2 - 10 Acres± (Pending Survey)

- Both Tracts are completely wooded timber
- Great Building Sites
- Great Whitetail and Turkey Hunting
- All utilities present including Rural Water, Electricity, and Fiber Optic Internet
- Hardtop Highway 149 Road Frontage on Tract 1
- Gravel Road Frontage on Tract 1 and 2 (Billy Creek Trail)
- Internal Roads/Trails on both tracts
- Potential food plot locations on both tracts



surety
LAND AUCTIONEERS



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Auction Manager: Louie Zinn (319) 795-2314

Closing Agent: Kirksville Land Title Co. | 111 E Harrison St, Kirksville, MO 63501 | (660) 665-4711

DETAILS, MAPS, PHOTOS & BIDDING: WWW.SULLIVANAUCIONEERS.COM

SULLIVAN AUCTIONEERS, A BIGIRON COMPANY | (844) 847-2161



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METHOD & TERMS

The Shultz farm will be sold on a price per acre basis, based on surveyed acres. Both tracts will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can elect any of the tracts for their high bid. If the high bidder does not elect all offered tracts, then the remaining tract(s) will continue to be offered "Buyer's Choice" until all tracts have been elected. The tracts will NOT be offered in their entirety at the conclusion of the auction.

Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to Kirksville Land Title Co., which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before September 29, 2023.

The seller will provide title insurance in the full amount of the purchase price. The 2023 real estate taxes will be prorated to the date of closing. Buyer(s) will be responsible for all subsequent real estate taxes. Open lease for 2024 and beyond.

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Sullivan Auctioneers, LLC pertaining to this property. Real estate is being sold "AS IS".