



PETTIS COUNTY, MISSOURI

# LAND AUCTION

THURSDAY, JUNE 5, 2025 AT 10:00 AM <sup>CT</sup>

VIRTUAL  
ONLINE

**57 ACRES± • SELLING IN 1 TRACT**



## TRIPLE G ENTERPRISES LLC

**Closing & Title Work:** Landmann Title Co. Inc.  
111 W 3rd Street, Sedalia, MO 65301 | (660) 826-0051

**AUCTION MANAGER:**

**ARLYN SWARTZENTRUBER**  
**(660) 287-2079**



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AUCTIONEERS**

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(844) 847-2161 | LICENSE #444000566

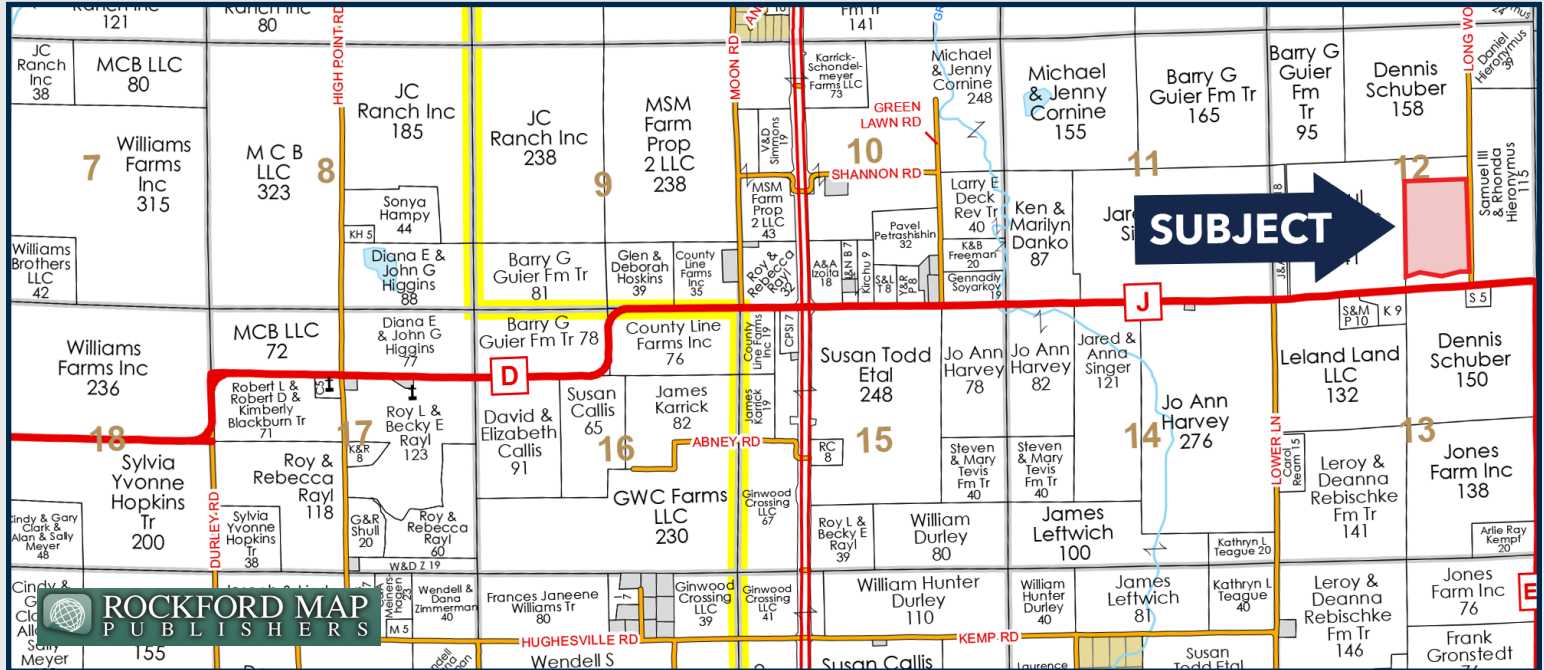
**SCAN FOR  
ADDITIONAL  
DETAILS, MAPS,  
PHOTOS & BIDDING!**





## LOCATION & GENERAL INFORMATION

The Triple G Enterprises LLC land is located 13.8 miles northeast of Sedalia, MO. Take Highway 65 north of Sedalia 11 miles to Highway J. Go east on Highway J 2.5 miles to Longwood Road. Turn left onto Longwood Road and follow 0.3 miles to property on the west side of Longwood Road. The land is further described as being located in Section 12, T47N-R21W, Pettis County, Missouri.



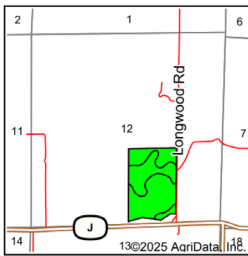
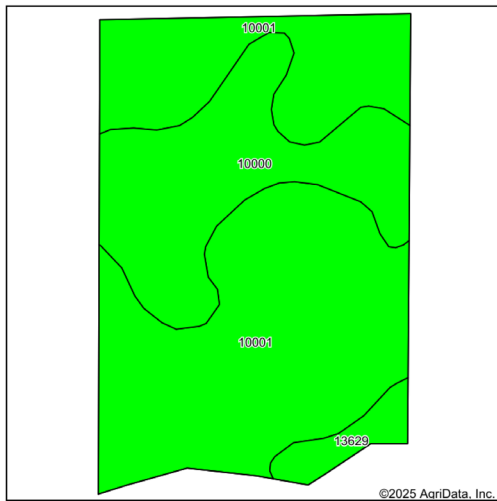
## TRACT INFORMATION

- 57 taxable acres±
- FSA records indicate approximately 53.98 HEL tillable acres
- NCCPI Overall Rating: 75.3
- Soil types include Arisburg and Colo
- Home building opportunities
- Access along the east from Longwood Road



**AUCTION TO BE CONDUCTED AS A VIRTUAL, ONLINE AUCTION.**  
**IF YOU NEED ASSISTANCE WITH BIDDING, PLEASE**  
**CONTACT OUR OFFICE AT (844) 847-2161**





State: **Missouri**  
 County: **Pettis**  
 Location: **12-47N-21W**  
 Township: **Longwood**

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Maps Provided By:  
**surety**  
 COURTNEY ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: MO159, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10001	Arisburg silt loam, 2 to 5 percent slopes, eroded	39.32	67.3%		lle	73	73	59
10000	Arisburg silt loam, 1 to 5 percent slopes	16.78	28.8%		lle	81	81	65
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	2.25	3.9%		llw	72	72	68
Weighted Average					2.00	<b>75.3</b>	*n 75.3	*n 61.1



## METHOD & TERMS

The Triple G Enterprises LLC land will be sold on a price per acre basis, based on 57 taxable acres.

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 Landmann Title Company, 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 July 10, 2025, at Landmann Title Company.

The seller will provide title insurance in the full amount of the purchase price. The 2025 real estate taxes will be prorated to the date of closing. All subsequent real estate taxes shall be paid by the buyer. Possession will be given at closing.

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 pertaining to this property. Real estate is being sold "AS IS".

**ADDITIONAL INFORMATION, PHOTOS  
 & BIDDING AVAILABLE ONLINE:**  
**[www.SullivanAuctioneers.com](http://www.SullivanAuctioneers.com)**



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DETAILS, MAPS, PHOTOS & BIDDING: [SullivanAuctioneers.com](http://SullivanAuctioneers.com)

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