

Absolute Land Auction

Featuring 189 Acres ± of Nodaway County Farmland with 138.4 Tillable Acres or Potential Home Site

— Offered in 2 Individual Tracts —

Thursday, April 15 - 10:30 am

Auction Location: Younger Auction Gallery, 312 E. South Hills Dr., Maryville, MO

Property Located: East of Maryville, MO, on Hwy. 136 to Liberty Rd., then South approx. 3-1/2 miles. Watch for auction signs.

TRACT 1 - 42.8 Acres ±

This tract is located on the South end and borders 290th Street and Liberty Rd. This tract features gently rolling farmland with a lot of ridge ground. It has some terraces and is over 90% tillable. It is a very productive piece of farmland and would be a welcome addition to any row crop operation. This tract would also be a ideal potential building site, located in the Maryville School District.

TRACT 2 - 146.2 Acres ±

This tract is has approximately 98 acres of row crop. It has some terraces and has 3 ponds, 2 with tube structures. This parcel of land is a hunter's dream with an abundance of wildlife including deer, turkey, quail and some pheasant. This tract is located in the Northeast Nodaway School District. **NOTE:** This farm is currently rented for the 2021 crop year at \$175.00 per acre, which will be credited to the new buyer at closing.



TERMS: 10% Down Payment per tract of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days when full possession will be given. Escrow to be held at the office of Nodaway Abstract, Maryville, Mo. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, INC d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

MARK LYTLE, OWNER

Auction Conducted by YAC, INC d.b.a.:

YOUNGER AUCTION COMPANY
MARYVILLE, MISSOURI

Mark Younger, Auctioneer - (660) 541-1977

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More Details.
Soil Types
and Pictures
on Website

