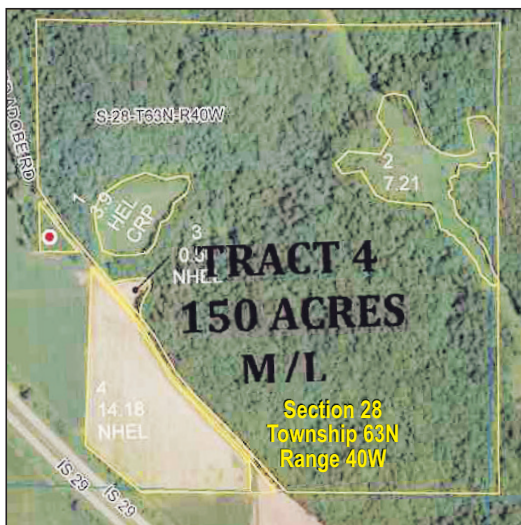


# HOLT COUNTY MISSOURI ESTATE FARMLAND AUCTION



**Sale to be conducted at the McRae Community Center  
1710 Nebraska St, Mound City, MO  
Saturday, Feb. 12th at 10 AM**

Take I-29 to Mound City, Missouri. Head East to State Highway 59. Head North on Highway 59 approx. one half mile to N Highway. Head North on N Highway approximately one half mile to Weightman Road. Turn right on Weightman Road to Nebraska Street and then East to McRae Community Center.

**TRACT 1:** Bordered on the West by Amber Drive & the South by Holt County Road 110. Consists of 80 acres M/L, of which approx. 77 acres are tillable. Soil type is predominantly Wabash Silty Clay & approx. 3% Luton Clay and Dockery Silt Loam. This is a highly productive tract, protected by a drainage canal on the South and a levy along the Tarkio River to the East.

**TRACT 2:** Bordered to the South by Holt County Rd 110 & the Tarkio River to the East. It consists of 80 acres M/L, of which approx. 75 acres are tillable. The Tarkio River is levied & the farm contains drainage canals on the Southern border. The soil type is approx. 62% Wabash Silty Clay and 38 percent Dockery Silt loam. Another highly productive tract of land.

**TRACT 3:** Bordered on the North by Holt County Road 110 and lays just to the South of Tract 2. It consists of 20 Acres M/L and is nearly all tillable per FSA maps. The soil type is approx. 100% Wabash Silty Clay.

**TRACT 4:** Truly a hunters paradise! 150 Acres M/L of river bluff hills, mature trees & wildlife trails that look like cattle paths! Plus some income production as well with a CRP contract paying \$659.00 per year & approx. 14 acres of prime bottom farm land for the buyer to work or lease. A lot of potential income opportunity in the form of timber harvesting. Located along Holt County Adobe Road and begins approx. 1/2 mile South of Holt County Road 110.

Very rare opportunity to acquire farm land of this quality in Holt County Missouri! Terms of the sale: 10% non-refundable deposit due on the date of the sale, with the balance due in thirty days at closing. Closing will be conducted by First American Title, 2301 Village DR., St Joseph, MO 64506. Please provide proof of funds or bank letter of credit to bid. Documents may be delivered in person on the day of the sale or e-mailed to Greg Clevenger at [clevenger.g@yahoo.com](mailto:clevenger.g@yahoo.com) prior to the sale. Trustee reserves the right to accept or decline all final bids.

**Clevenger Real Estate & Auction Service**

For more info see [www.clevengerre-auc.com](http://www.clevengerre-auc.com)

Greg Clevenger 816-718-5023 | Bruce Clevenger 816-718-9549