

Absolute Real Estate Auction

Featuring 2-Story Home in Fairfax, Mo.

Saturday, April 2, 2022 - 1:00 pm

Located at 600 East Main Street, Fairfax, MO

Household Auction Same Day Beginning at 10:30 am

Featuring Furniture, Household, Small Appliances

Real Estate features 3 to 4-bedroom, 2-Story Home situated on nice corner lot within walking distance of downtown and high school. Home was built in 1920s and has nice, partial wrap-around porch and shade trees with nice views. Home has eat-in kitchen and dining room combination, master bedroom on main floor with full size bathroom and walk-in shower. Upstairs has 3 bedrooms with closet storage and newer linoleum flooring. Home also has a bonus room for study or craft room. There is a laundry room on main level with enclosed porch. There is a partial storage/cellar with entry from outside used for storage or storm shelter. Home has Lennox central heating and cooling, city water and sewer. Unattached 2-car garage is 24' x 30', built in 2013, and has Genie Pro electric garage door opener and 2 side entry doors. Home also has vinyl siding and thermal pane windows.



TERMS: \$10,000 Down Payment 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 Farmers City Title Company, LLC, Rock Port, 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.

GRAVES FAMILY TRUST

Absolute Taylor Co., Iowa Land Auction

Featuring 170 Acres +/- of Row Crop Land
Tuesday, April 12 - 10:30 am

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

Farm Location: South of Bedford, IA, on Linwood Ave., also know as N44, approx. 4 miles to 300th Street, then 2.5 miles East on gravel at the corner of 300th and Orange Ave.

Featuring 170 Acres +/- of good productive row crop land with some tile and terrace work. Farm has 101 tillable acres, according to FSA records, which was in corn production last season with fall tillage completed. This farm has approx. 47 acres of open timber with excellent hunting or for livestock shelter for cow-calf operation. There are some harvestable walnut trees throughout property which could be marketable if so desired. This farm has had 0-60-60 P+K with sulfur and zinc at a cost of \$122.00/acre. Fertilizer program and soil type information on website.



WATER: There are 4 ponds for livestock watering.

GRAIN STORAGE: 3 older bins for grain storage with a total of approx. 10,000 bu.

TERMS: 10% Down Payment 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 to be determined with court approval by July 1, 2022. Escrow to be held at the office of Ronald Bonnett, Attorney, Bedford, IA.
NOTE: Immediate possession will be given to Buyer for 2022 season row crop production, however Buyer shall do so at their own risk, understanding that they shall be responsible for their own insurance as needed and should the contemplated transaction fail to close for any reason, Buyer shall not be entitled to any restitution for improvements or preparations. 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.

Estate of Richard K. Jones

Susan Chesnut, Personal Representative

OUTSTANDING 225+ BB GUNS AND FIREARM AUCTION



Rifles by Daisy, Benjamin, Winchester, Sheridan, Crosman, Pumps, Pistols, Co2 Air Chambered, King, Red Ryders, Daisy Golden Eagle, Quakenbush Model 1. Also Target Pistols, Nickel Plated, Smith & Wesson, Double Barrel, Corks by Daisy, Bows & Arrows, Fiberglass, Laminated Compound Bows by Bear, Sight Sign in Rest Boxes, Scopes, Knives, Bayonets, BB Gun Parts, Ammo and Co2 Cartridges.

SATURDAY, APRIL 9 - 10:30 AM

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

ONLINE BIDDING WILL BE AVAILABLE

Auctioneer's Note: If looking to complete your collection of Air Rifles, BB Guns and Pistols, this is your opportunity. Many manufacturing dates from 1910 to early 1990s.

Complete Listing and More Pictures on Website.



Terry Davis & Fred Reynolds, Owners



Mark Younger, Auctioneer

660-541-1977

Email: yac@youngerauction.com

For complete listings and more pictures visit our website

WWW.YOUNGERAUCTION.COM