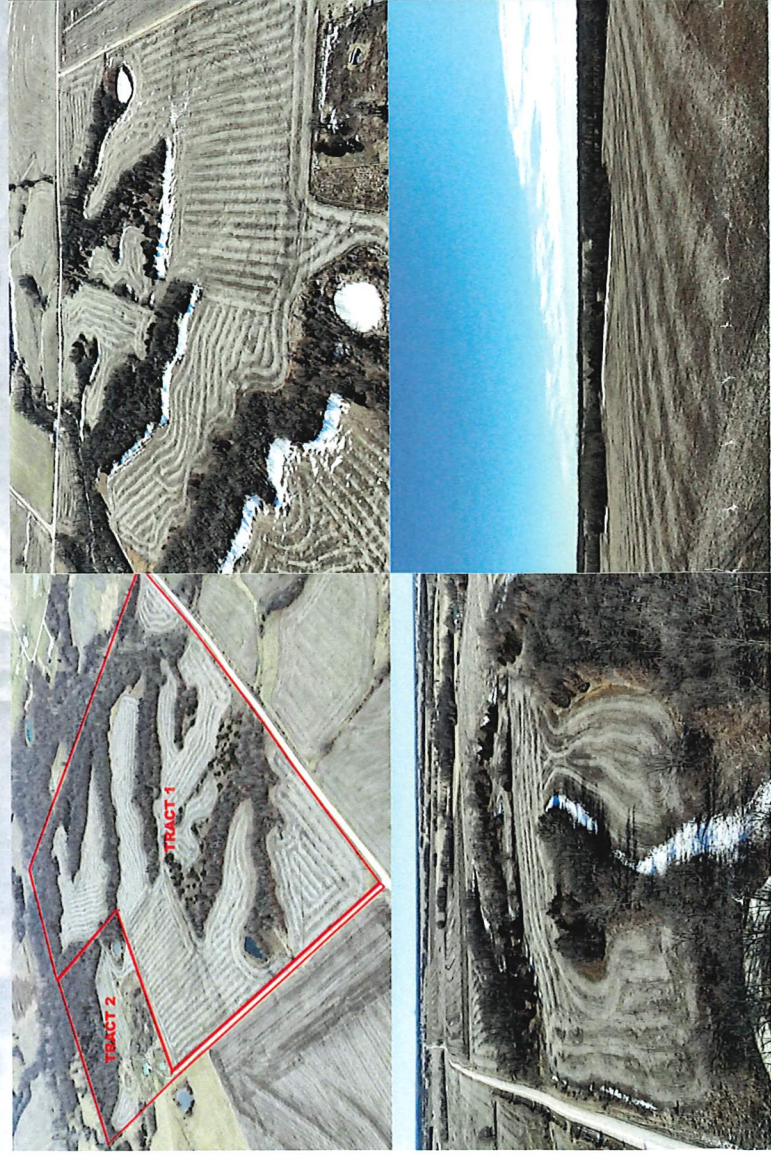


131 Acres 2 Tracts 2011 Home & Barn Tillable & Hunting

CAIRO LAND AUCTION

2839 COUNTY ROAD 1745 - CAIRO, MO 65239
Auction Conducted at Route Z Country Barn & Grill
121 E. Martin Street - Cairo, MO 65239
WEDNESDAY, MARCH 5TH - 4 P.M.

As Mike & Patty Carr are downsizing they are selling their home & farm at auction.



TRACT 1: 105.3 Surveyed Acres with 59.23 FSA Open Acres - Mexico & Keswick Soils - Currently Utilized for Row Crop Farming - Nice Building Site or Sites (Water & Electric Close by) - Excellent Farm Access Bordering Co. Rd. 1745 - Land Lays Level to Gently Rolling - Multiple Prime Food Plot Locations Ideal for Attracting Deer, Turkeys with Small Creek & Pond for Water Source - Farm is Ready for New Owners with no Hunting or Farming Leases in place

REAL ESTATE TERMS: 10% down day of Auction upon entry into Real Estate Contracts with Balance Due and Possession given at Closing within 45 days. Property Sold As Is with No Contingencies, Seller Providing Clear Title Insurance. Real Estate Sells Subject to Owner Confirmation. Buyer Must Have Financing Secured Prior to Bidding. Statements Auction Day Take Precedence Over Ads.

TRACT 2: Built in 2011 - 2 BR, (1 BR Non-Conforming) 1 BA 1080 Sq. Ft. Home on 26.1 Surveyed Acres m/l with 11.47 FSA Open Acres - Nice open layout - Kitchen with Pantry - Home Sits Back Off the Road & Very Private - Newer 40' x 48' Insulated Livestock Barn with Multiple Stalls, Tack Room & 35' x 13' Lean To - Acreage has a Nice Mix of Wooded Acres & Open Acres for Pasture, Tillable Income or Hunting - Stocked Pond - Located Minutes off Highway 63 for Easy Access - Great Full Time Home or Hunting Cabin!!



OPEN HOUSE: Thursday, February 6th 4 P.M. to 6 P.M.

MICHAEL & PATTY CARR, SELLERS



Michael Cunningham,
Auctioneer/Realtor

CENTURY 21
McKeown & Associates, Inc.

Julie Green,
Broker/Salesperson

