



Callaway County Missouri Land iAuction - The Estate of Steven Smart

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS THURSDAY, MAY 20TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

4450 Co. Rd 4014
Tebbetts, MO 65080

ACRES: 78
COUNTY: Callaway

PROPERTY DESCRIPTION:

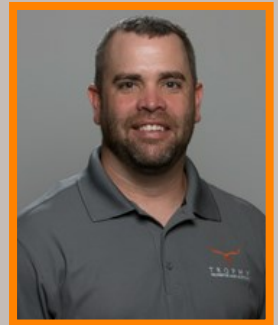
Due to the death of my brother, Steven T. Smart, I will be selling his farm consisting of 78± acres in two tracts at an internet-only auction. Seller: Susan L. Martin, Personal Representative

Bidding ends Thursday, May 20th at 10 AM.

These 78± flat to gently rolling acres are conveniently located 1.5 miles off Hwy 94 and only 14 miles from Jefferson City. The Farm Service Agency figures 57 acres of cropland/pasture with the balance being in wooded draws, homestead with an updated roof in 2019, and outbuildings. The land offers hunting, recreation, new homesites, and an ideal farmette. The real estate sells free and clear of any and all tenants and leases.

Tract 1: 50± flat to gently rolling acres of pasture, woods, outbuildings, and 2bd,1ba farmhouse with updated roof in 2019 with electric and deep well.

Tract 2: 28± flat to gently rolling acres of pasture, woods, and seasonal creek.



PRESENTED BY:

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.