

FARM AUCTION

6010 SW Hwy K, Osceola, MO 64776

Friday, July 29th, 2022 at 5:00 p.m.

285 Acres in Beautiful St. Clair County, MO

4 miles to the boat ramp on the Osage River Branch of Truman Lake

Tract 1: What a beautiful view overlooking the valley from this energy-efficient home and 10 acres m/l. Nestled on the hillside, this 3 BR 2 BA 2,400 sq ft. 2 story home with Master BR opens up to 18'x12' covered deck. The large kitchen & dining room have a bay window for a south view with a Magic Chef propane cooking equipment plus an operable antique wood cookstove w/ flue and quarry tile base. The kitchen also includes custom oak cabinets, an island, and appliances. The living room has a brick fireplace with a country flame insert. All of this on a gorgeous 10 acres m/l with woven wire enclosure, a large stocked pond, and approx. one-acre woodlot. Balance is in the improved pasture with native pecan, black walnut & sweet chestnut, hickory & large evergreens. The 10-acre tract also includes a drilled well, water softener, gas water heater, and 1000 g septic tank. The roof was replaced in 2016. There is also a 32'x24' metal shop building w/ concrete floor and 220v. Additional 14'x24' hip roof shed is attached.

Tract 2: 275 acres m/l consists of a 50/50 mix of gently rolling pasture and timber. The property contains 3 ponds and the old homestead consists of several outbuildings. Located on a well-maintained blacktop road with perimeter and cross fencing and only 4 miles to the boat ramp on Osage river Branch of Truman Lake will make this appealing to the recreational buyer for hunting and playing as well as livestock producers.

Terms: 10% down day of auction with balance due in certified funds at closing within 45 days of the auction.

Note: The personal representative will more than likely accept the high bid, however, retains the right to reject said high bid day of the auction.

To View: Contact Shannon Eason at 417-876-8043.



- 3 BR 2 BA
- Brick Fireplace
- 2,400 Sq. Ft.
- Large Stocked Pond
- 24 x 32 Shop



What a fabulous buying opportunity to purchase land of this caliber at a public auction. This property will be offered individually and in combination.

Even if you're not looking for land, there are some very nice items like the 4-Wheeler, mower, trailer, etc that you'll want to bid on. Not many items, so don't be late! Real estate will be offered at 6:00 pm.



Equipment/Vehicles

- 1999 Ford F150 Half ton w/Cattle Guard
- McCormick 560 Farmall (gas) Wide Front w/Kork Bucket, Both Fast Hitch and, 3-pt hitch Hydraulics
- ATV '06 Polaris Sportsman 500 EFI 4x4 w/Winch/Snowplow
- 5Ft Blade for ATV
- 6 Ft 3-point side winder Brush cutter 6x6 FMC
- 2010 Bush Hog Rotary Cutter 10Ft Semi Mounted Hydraulic Lift
- Bushhog HDE 2561 ZT Heavy Duty 121 hrs.
- 3Pt 12 Inch Post Hole Digger
- 200gal Boom Sprayer PTO Drive Pump 3pt Hitch fold Down Wings for 30Ft Cover Age Roller Type Pump
- Bulldog Flatbed Trailer 16 Ft Tandem Axel w/Brakes and Lights
- Pontoon Trailer 20ft
- 6x8 Utility Trailer
- Electric 12V Seeder/Spreaders for ATV
- Wood Splitter Briggs 10.5 OHV Model L510528H SN. L108-196058
- Big Round Bale Spikes for Tractor
- 3 Pt Carryall

Household, Tools and Miscellaneous

- Deep Freeze, Antique Oak Desk, Kitchen Table
- Various Hand Tools, Shovels, Fence Stretchers, Post Driver, Post Hole Diggers, Hand Seeder, Sawhorses, Wheelbarrow,
- Step Ladders and Extension Ladders
- Galvanized Tub
- Core Craft Canoe
- Hunting Blinds
- Asst. Harness, Bridles, Halters
- Old Trunk
- Roll of Chain Link Fence
- 18ft Church Pew



The Frank Stanton Rogers Estate, Kirk Sibley, PR



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Auctioneer: Shannon Sewell-Eason



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www.shannon-associates.com