



ABSOLUTE AUCTION



WHAT:	158.3 +/- ACRES (1 TRACT) 147TH ST., POWERSVILLE MO
WHEN:	THURS. NOV. 3RD, 2022 @ 10:00AM
WHERE:	PUTNAM CO. FAIRGROUNDS - 4H BLDG HWY 5 NORTH, UNIONVILLE, MO
WHO:	BRAD KNIGHT (660) 216 - 4081 ROB ROBISON (660) 216 - 2580
HOW:	LIVE PHONE-IN[™] ON-LINE: <u>PUTNAM COUNTY, MO 158.3 +/- (PREMIERFARMREALTYGROUP.COM)</u>

- **SITUATED AT THE JCT. OF 147TH & 180TH STREET**
- **2 MILES SW OF ST. JOHN**
- **5 MILES SE OF POWERSVILLE**
- **4 MILES FROM IA LINE**
- **GRAVEL ROAD ACCESS FROM THE WEST**
- **BIG BUCK COUNTRY**



CALEB PERKINS
AUCTIONEER

☎️ **PHONE-IN @ 660-216-4081 OR 660-216-2580**
AVAILABLE FOR EMERGENCY BIDDING ONLY

TERMS OF REAL ESTATE

Property will be sold on a price per acre. Acreage determined by the Putnam Co assessor's office, plat book, MapRight and ONX, with all 4 sources stating the acres are 158.3. The sellers have signed a Measurements Disclaimer listing these sources and buyer will be required to sign as well. This is an Absolute Auction and will be sold with no reserve. Immediately following the auction, the buyer will be required to sign a purchase agreement and pay 10% of the purchase price as a non-refundable down payment to Hart Abstract & Title who will then hold it in escrow until the close date on or before 12-15-2022, at which time the balance will be due in the form of wire transfer or bank certified check. PLEASE NOTE: Bidding is NOT subject to finance, appraisal or inspection or any other contingency, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. The winning bid will be final and will conclude the auction. Seller is responsible for all 2022 taxes. The seller will provide title insurance for the full amount of purchase price and closing costs to be split 50/50 between buyer & seller. All announcements made on sale day will take precedence over all prior advertising, written or oral. The information presented is thought to be accurate, however no liability will be assumed by the seller or Premier Farm Realty Group, LLC. All potential buyers should verify all information to their satisfaction. The property is being sold as is.

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