

# FARM FOR SALE

## 81 +/- ACRE HUNTING/ROW CROP FARM NODAWAY CO. MISSOURI

**DESCRIPTION:** ONLINE ONLY Auction of EXCELLENT recreational farm with great income generating crop acres only 1 mile east of Hwy 71. Perfect spot to build a home or your dream hunting cabin.

**AUCTION START DATE:** September 18, 2023 @ 10am

**AUCTION END DATE:** September 28, 2023 @ 1pm

**ONLINE BIDDING ASSISTANCE WILL BE AVAILABLE IN PERSON ON THE LAST DAY OF THE AUCTION OR SEPTEMBER 28, 2023 FROM 11:00 AM TO 1:00 PM AT THE BURLINGTON JUNCTION CITY HALL 122 N. Clarinda St.**

**LOCATION:** 4 miles south & 1 mile east of Clearmont, MO. The farm lies on the north side of 180th St.

**BRIEF LEGAL DESCRIPTION:** E1/2SE1/4 Section 1 T65N R37W in Nodaway Co. Missouri containing 81 acres m/l.

**CROPLAND:** 57.11 ac. in beans and 4.42 ac. in grass

**2022 KURE Taxes:** \$292.82

**POSSESSION:** At Closing, subject to unexpired term of the 2023 leases. Cropland lease expires on December 31, 2023. Hunting lease expires on March 1, 2024.

**CLOSING:** 30 days after executed purchase agreement. Closing Agent Nodaway County Abstract & Title Company. The closing fee split 50/50 with buyer.

**SALE TERMS:** 10% Earnest deposit on the day of auction upon acceptance of final bid. Balance Due at Closing on October 31, 2023. The sellers reserve the right to reject any & all bids.

**SELLERS:** Kurby & Barbara Dawson

**ALL BIDDERS MUST REGISTER**

**REGISTER TO BID ONLINE**  
**MIDWESTAGSERVICES.COM**



### DRIVING DIRECTIONS

4 Miles South & 1 Mile East of Clearmont, MO. The Farm Lies on The North Side of 180th St.

*Midwest*  
Ag Services, Inc.

245 W. Broadway PO Box 845  
Council Bluffs IA 51502  
(712)-323-5353

**Kelly Summy, Broker:**  
**402-670-0878**

Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

**For More Details Visit: [www.MidwestAgServices.com](http://www.MidwestAgServices.com)**