

# LAND AUCTION



**69.9 AC± | 2 TRACTS | GREENE CO, MO**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 12/4/23 | AUCTION TIME: 4:00 PM**

**AUCTION LOCATION: VETERAN EVENT CENTER  
3335 W. SUNSHINE ST., STE 6, SPRINGFIELD, MO 65807**

Very gentle rolling land with beautiful building sites. Unrestricted land. Approximately 60% of this land is open and has produced hay for several years. Approximately 40% of the land is in wooded areas consisting of brushy draws with several very old Osage orange trees. Wildlife escape to these draws and emerge in the evenings. A newly constructed pond will add character and enjoyment as it seals and fills up. This land is ideal for building a private estate and developers will find lots of potential for country homes on acreage. Paved road access with two entry points established. Located 1 mile from I-44 in the Republic School District.



### TRACT 1: 10 ± ACRES

Desirable location in the Republic School District and 1 mile from I-44. Paved road access. Building site will offer off the road seclusion and a peaceful country setting. Very gentle terrain and highly usable land. No restrictions.

- **Deeded Acres:** .....10
- **Brief Legal:** .....Pt N ½ S32 T29N R23W  
Greene Co, MO
- **Lat/Lon:** ..... 37.1805, -93.4652
- **Zip Code:**..... 65802



### TRACT 2: 59.9 ± ACRES

Desirable location in the Republic School District and 1 mile from I-44. Paved road access. Multiple building sites offering seclusion for a private estate or a nice setting for developers to design country homes on acreage. Very gentle terrain and highly usable land. Newly constructed pond will add character and enjoyment as it seals and fills up. No restrictions.

- **Deeded Acres:** ..... 59.9
- **Brief Legal:** .....Pt N ½ S32 T29N R23W  
Greene Co, MO
- **Lat/Lon:** ..... 37.1790, -93.4653
- **Zip Code:**..... 65802

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (COO0001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
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