



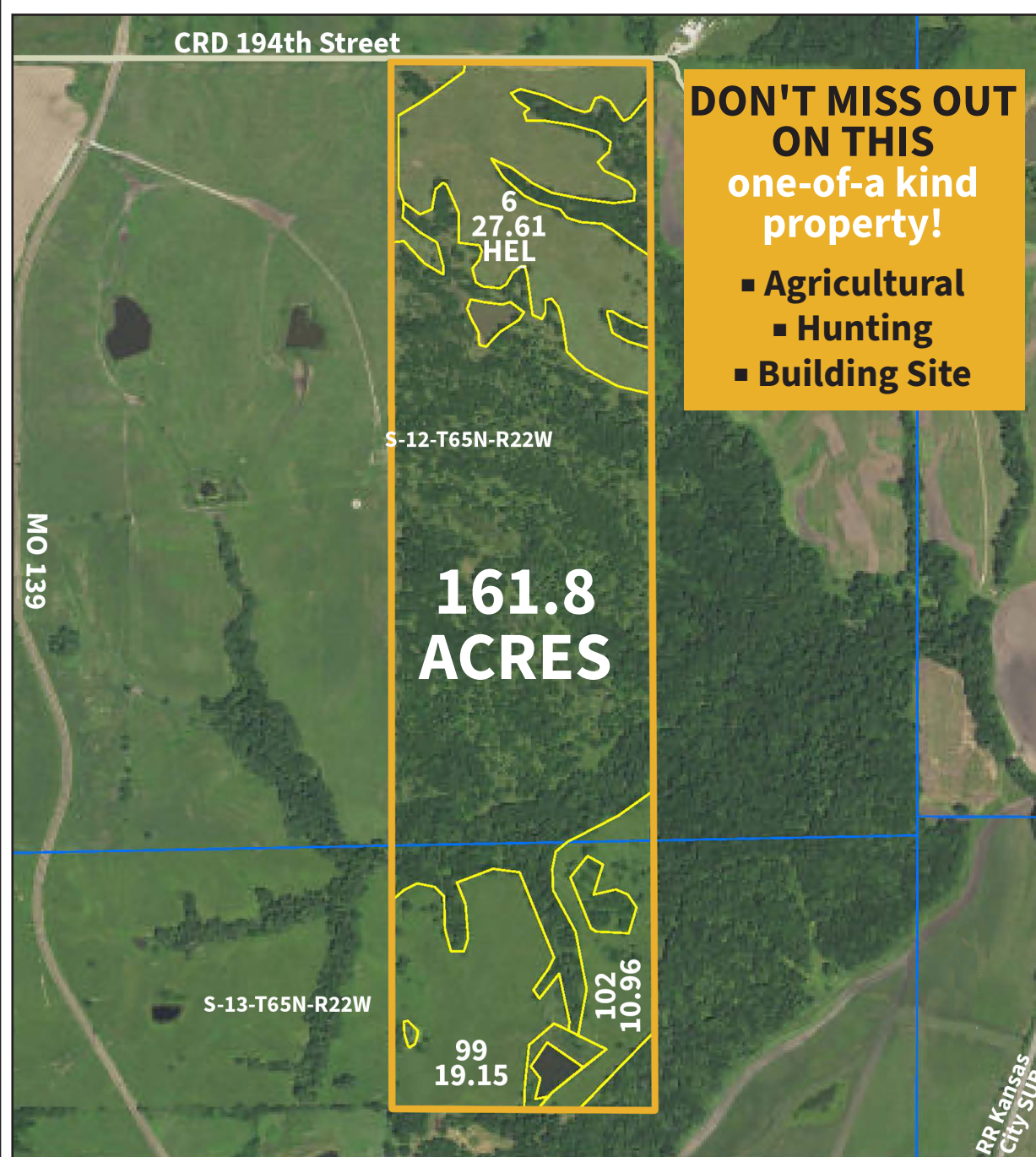
# 161 ACRE LAND AUCTION

## Putnam County ■ Lucerne, MO

### PRIME HUNTING/RECREATIONAL PROPERTY

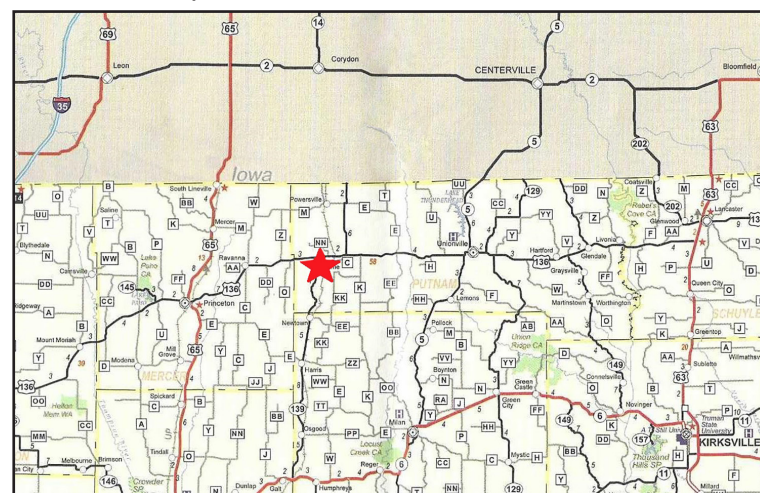
■ **October 26, 2024 • 11:00 AM** ■ **Putnam County Fairgrounds 4-H Building** ■

**FIRST CLASS PROPERTIES** is pleased to offer this 161.8-acre property at auction, showcasing a unique combination of agricultural, hunting, and building potential. Located in western Putnam County, Missouri, between Unionville and Princeton, and South of Hwy 136, this property provides a balance of seclusion and accessibility. The tract's diverse landscape, featuring 60 acres of open area with a row crop base, timber with dense cover, and two ponds, creates an ideal environment for wildlife, complemented by the nearby Medicine Creek bottoms. There is rural water and electricity available at the road, but not installed on the property. Having previously generated annual income of \$16,500.00 through cattle and hunting leases, this property has good perimeter fences and presents an attractive investment opportunity. It will be sold free of leases, with the successful bidder securing hunting rights BEFORE closing after payment of 10% of purchase price to be held in escrow. **Please contact Auctioneer, Mark Smith, or the First Class Properties team for further information.** See [firstclass-properties.com](https://firstclass-properties.com) for legal description.

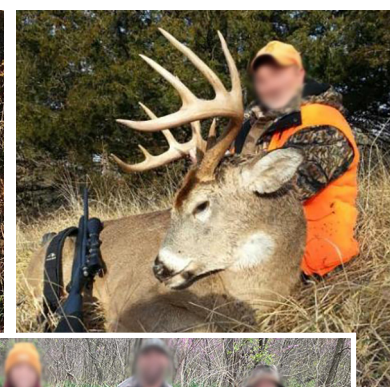


**DON'T MISS OUT  
ON THIS  
one-of-a kind  
property!**

- **Agricultural**
- **Hunting**
- **Building Site**



**DIRECTIONS:** From Princeton, MO head East on 136 for 15 miles or from Unionville, MO head West on 136 for 18 miles; then head South on Hwy 139 for 1 mile. Take 194<sup>th</sup> Street East, property lays on the South side of 194<sup>th</sup> Street Just prior to dead end. Look for signs.



**TROPHY  
MOUNTS!**

#### AUCTION TERMS:

Successful bidder will be required to pay 10% of purchase in non-refundable escrow day of sale. Escrow payable to closing agent Hart Abstract and Title, Unionville, MO. Buyer will be given immediate hunting rights upon contract signing and payment of escrow. Final closing and total possession on or before November 26<sup>th</sup>, 2024. Real estate taxes prorated to closing. Any announcements day of sale take precedence over any printed or advertised materials. Sellers have the right to reject or accept final bid. The farm will be sold as is.



## First Class Properties & Auctions

**SELLERS:**  
Jared & Jenna Williams  
Owners/Agents

Mark L. Smith, Auctioneer, 660-734-1762 ■ Jared Williams, Sales-Agent, 660-216-3722

Mary Williams, Broker-Associate 660-734-0506 ■ Jenna Williams, Sales-Agent 660-341-8791  
Abby Jackson, Sales-Agent 573-286-8525 ■ Rodney Welch, Sales-Agent 660-292-4848

**VIEW THIS  
PROPERTY BY  
APPOINTMENT**

**660-734-0506**  
Mary Williams