

# Real Estate Land

# AUCTION

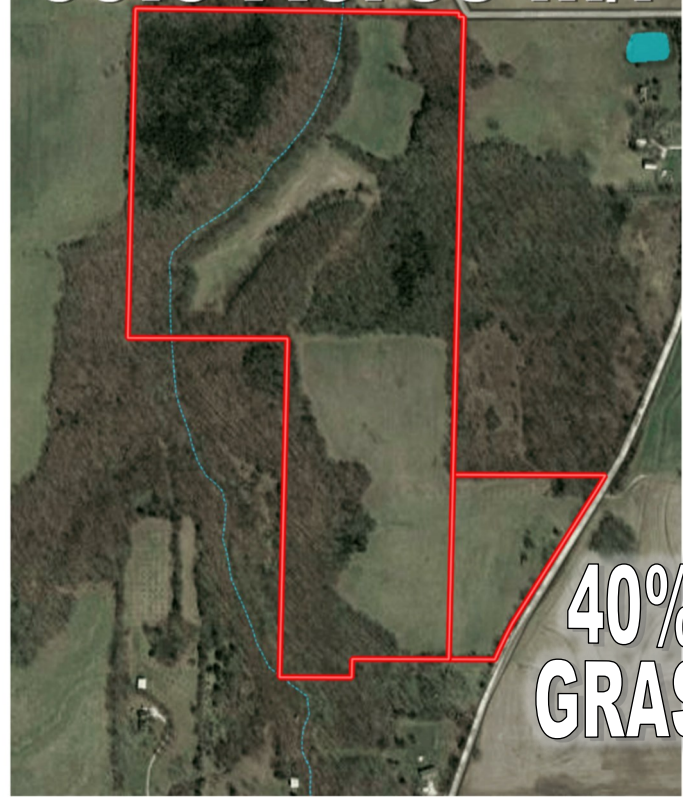


**Saturday, November 30th, 2019 at 11a.m.**

**12730 Old Concord Rd, Boonville, MO**

**69.5 Acres m/l**

If you are looking for the perfect hunting spot, a building site for a new home or just a new land investment, this acreage provides an abundance of opportunity. This 69.5 +/- acres of diverse land located just south of Boonville is a must see. For property view please contact Cody at 660-888-3460. The family will be hunting on the farm this upcoming deer season so please contact us before viewing the property to ensure the safety of all parties



## Real Estate Description

69.5 +/- acres of mixed rolling to sloping upland with a small portion of lower elevated bottomland. It is situated approximately 5 miles south of Boonville in central Cooper county. Old Concord Drive, a gravel county road, runs along the southeast portion of the property with about 1/8<sup>th</sup> mile of road frontage. The subject tract is considered to be approximately 40% open grassland with the balance in several areas of heavy timber/woods mainly in the central and northern parts of the property. There is a single primary open (18 +/- acres) grassland field that stretches across the southern part of the property. Meanwhile, a small stream/creek runs southwest to northeast across the northeast part of the property. There are a couple of narrow open fields located east of the small creek. Also, there is an old home-site located along Old Concord Dr. in the southeast part of the property. The old dwelling has been torn down and only a small wooden shed remains on the site. There is a nearby drilled well at the site which is not currently used, but is reported to be functional. Open soils include Pershing silt loam, Winfield silt loam, and Cotton silt loam. **Directions:** From Rt. B approximately 3 miles south of Boonville, take Old Concord Rd and continue approximately 3 miles to the farm. Watch for signs day of sale.

**HUNTING TRAILS**



**MATURE TIMBER**



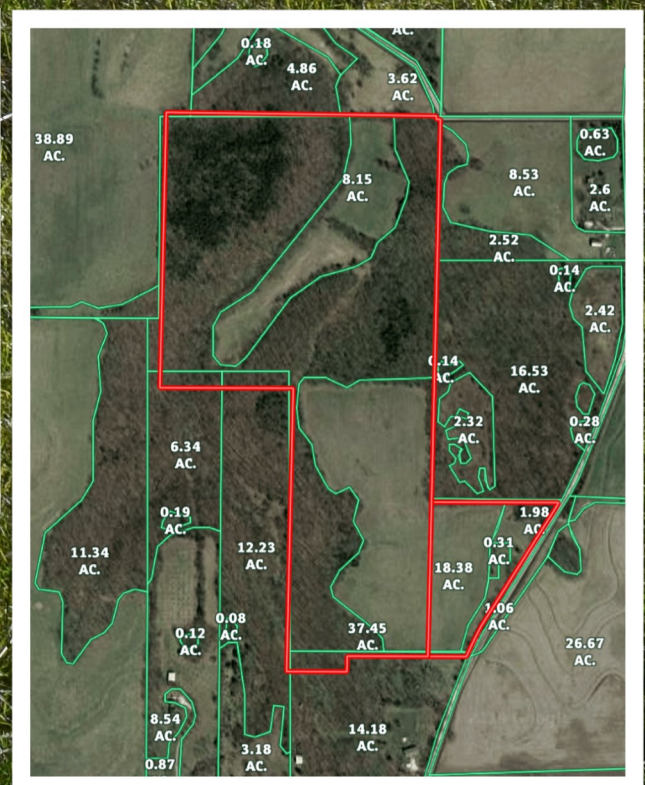
**FOOD PLOTS**



**SMALL CREEK**



**Real Estate Terms** The buyer will provide a \$25,000 (non-refundable) down payment upon signing the contract for the sale of real estate immediately following the acceptance of the final bid. Acceptable forms of payment include a personal check with bank letter or certified funds. The remaining balance will be due at closing in 30 days or less. Please note, successful bidding at the auction is not contingent on personal financing. Please have your finances in order prior to bidding on the property to ensure you are capable of paying the balance at closing. Visit our website for a complete list of auction terms.



**Sellers: Earl Holliday Trust**

**Martin Auction**

**M+A+C Company**

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[www.martinauctioncompany.com](http://www.martinauctioncompany.com)

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