

Land Auction

Two Tracts: 69 +/- Ac. & 40 +/- Ac.

Property Located On North Side Of Highway 124, Harrisburg, MO
Thursday, October 30th at 12:00 p.m.
Selling Off-Site at Woodlandville Pavilion



- **Excellent Hunting**
- **Wonderful Weekend Getaway**
- **Potential Timber Income**
- **Located Just Off Hwy. 124**

Directions to Property: Two Miles East of Harrisburg on Hwy. 124 Or From Hwy. 63 North, Take Harrisburg Exit Hwy. 124 West Approx. 6 & 2/10 Miles To Land On Right Side of Road. (Watch For Sign!)

Directions to Auction: Directions to Auction: From Hwy. 124 & Route J Intersection in Harrisburg Go 6 Miles South on Route J or From I-70 Huntsdale/Harrisburg Exit Go 7 Miles North on Rt. J to Woodlandville Pavilion (Watch for Signs!)

Terms: \$10,000.00 Down On Each Tract Day Of Auction. Remaining Balance Due Within 30 Days, Or Upon Closing. A 4% Buyer's Fee Will Be Added To The Final Bid Price. Public & Realtor Participation Welcomed. Realtors Must Have Clients Registered By Oct. 28 @ 12 Noon, No Exceptions. (Public Is Welcomed & Encouraged To Attend & Bid!)

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A **Atterberry** **Auction & Realty Co., LLC.**

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GENERAL INFORMATION

Schools: Harrisburg R-8 Schools

2013 Taxes: 68.84 Ac.- \$59.62; 40 Ac.- \$28.89- As Per Boone Co. Collector

Zoning: A-2, Per Boone County Resource Mgmt.

Lot Size: 69 Ac. +/- & 40 Ac.+/-, As Per Boone Co. Assessor

Parcel #: 05-300-12-00-010.00 01 & 05-300-12-00-009.01 01

Legal Description: A tract of land containing 68.84 acres, more or less, located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Fifty (50) North, Range Fourteen (14) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri, as shown and described by the survey thereof recorded May 15, 2014 as Instrument No. 2014008214 in Book 4300, Page 91, Records of Boone County, Missouri.

A tract of land containing 40 acres, more or less, being the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Fifty (50) North, Range Fourteen (14) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri.

Utilities

Boone Electric: Existing electric line is located on South Side of Hwy. 124

Consolidated PWSD No. 1: Existing 4" water main is located on North Side of Hwy. 124

Access Easements: Easements To Each Property Are Included In This Packet

Auction Disclaimer: Purchaser And / Or Purchaser's Agent / Broker Shall Bear The Responsibility To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS-IS" With No Warranties Made By Seller Or Auction Company. Announcements Day Of Auction Take Priority Over All Advertising.