

# **80 Acre +/- Nodaway County Farmland Auction With Older Home & Improvements 30107 State Hwy NN, Hopkins, MO 64461**

**Property Location:** North of Pickering, MO on US Hwy 148 Approximately 2 miles to Black Top NN, East Approximately 1 mile, North Side of Road – Watch for Auction Signs.

**This Property Features** 80 Acres +/- with 70 Acres of Cropland according to FSA Records. This Gently Rolling Farmland has been in Grass Production for Years for Livestock Production. Farm Ground has Approximately 4 Ponds with Access to Rural Water if so Desired, 1 Well for Home.

Property Also Features Older Smaller 1148 sq ft Two Bedroom Home Built in 1939 w/ Electric & Propane Furnace, Living Room, Kitchen, Single Bath with outside Entry to Cellar/Storage Area and Utility Room. Other Improvements include Older Large Barn 40'x 32', a 2 Car Garage 24' x 24' with Concrete Floor and Other Older Out Buildings for Storage. In North Nodaway School District.

**Soil Types:** Shelby Clay Loam, Sharpsburg Silty Clay Loam, Higginsville Silty Clay Loam and Macksburg Silty Clay Loam.

**Taxes:** \$559.85

**Auctioneer's Note:** If looking for a small acreage with Blacktop Frontage Close to Hopkins, Pickering and Maryville, Missouri, that is Excellent for Livestock or for the Row Crop Farmer, This is It. Property Drains Extremely Well with Good Ridge Top Soils. Make Plans Now, for Property ay Sell In Your Price Range. Owner is Very Sincere in Selling. See you Sale Day! ~ Mark

Watch Website for Soil Types

**Terms:** 10 % Down Payment of Good Faith, Non-Refundable Money to be made on Day of Sale Entering Into Purchase Agreement Guaranteeing Clear Title.

Balance is Due at Closing on or Before 30 Days when Full Possession Will Be Given. Escrow to be Held at the Office of Nodaway Abstract, Maryville, MO. Property is Being Sold "As Is, Where Is". Statements made at time of Auction Take Precedence Over Any Advertising in Print or Online, Printed Documents, or Previous Statements. YAC, INC d.b.a. Younger Auction Company and its Representatives are Acting as Exclusive Agents of the Sellers.

**Rose Robbins Trust**  
**Evelyn Bollinger, Successor Trustee**