

**Nodaway & Andrew County Absolute Farmland & Home
92 Acre Land Auction Selling in 2 Tracts
January 20, 2022 at 10:04 am
Auction Held at: Younger Auction Gallery
312 E. South Hills Drive, Maryville, MO 64468**

Tract 1 – Located 9 ½ Miles South of Maryville, MO on Hwy 71, East Side of Road on 370th Street. This Nodaway County Farm Features 75 Acres +/- with Approximately 71 Acres Tillable which was in bean production this year. Farm is all Tiled & Terraced with Excellent Location Off of 71 Hwy and Perfect for New Home Location with Long Range Country Views and Access to Rural Water, Barnard School District.

TAXES: \$358.35

Tract 2 – Located South Approximately 4 miles from Tract 1 on Hwy 71, to Nodaway and Andrew County Road, West on Gravel Approximately 3 miles on County Road 36 – South Side of Road. Featuring 17 Acres +/- with Older 2-3 Bedroom Home, Newer Tin Roof, Older Machinery Shed, 2 Grain Bins, with Dryer Floor – 1 Approx. 16,000 bu Total, Well and Rural Water.

This Farm Also has Approximately 10 acres Arapahoe Creek Pattern with Some Older Diversion Terraces to the East Side of Creek.

Taxes: \$443.35

Note: At Present Home is as a Rental.

James Carter Trust