

Absolute Clinton Co. Land Auction

Featuring 116 Acres +/- Offered in 2 Tracts

Monday, November 23, 2020 - 10:30 am

Auction held at Clinton County Youth Bldg., 251 E 116 Hwy., Plattsburg, MO

Directions to Property Home is just off of State Blacktop 116, just before city limits of Plattsburg, then South on Southwest Shaver Rd. 2 tenths of a mi., turn left on gravel.



Tract 1 - 6 Acres +/- with Home

Located at 111 Southwest Shaver Rd., Plattsburg, Mo.

A nice 1996 Four Seasons single wide, 12 ft. x 54 ft. home with patio and 24 ft. x 12 ft. back covered deck, new roof in 2018. Home has 3 bedrooms, 1-1/2 baths, nice eat-in kitchen, wooden cabinetry, with appliances including dishwasher, LG refrigerator, gas stove and new linoleum. Master bedroom includes full size shower, and additional full bath room includes combination shower/tub. Other amenities include wood burning fireplace, new electric water heater, central air, and good septic system. Property includes nice metal combination shop and garage area, wired for 110 and 220. Rural water and one pond, perfect for the grand kids to fish, or livestock watering. Plattsburg School District. Balance of property is in open grass and timber. There is an excellent garden spot with some fruit trees. **Taxes:** Approx. \$900.00.

Open House Sunday, Nov. 15 from 1:00 to 3:00 pm

Tract 2 - 110 Acres +/-

Adjoining Tract 1 with access off of SW Shaver Rd., 1/4 mi. from Hwy. 116

This tract has approximately 77 acres in corn production this year, with balance in open timber and grass. There are approx. 6 ponds on farm, with some catfish and bass. Improvements include a 2017 65'x105' machine shed with 14 ft. sides, good for large equipment, wired for 240, with an open covered slant side roof for machinery storage. This is an excellent property for hunting with an abundance of deer, turkey and other game, and some mature timber. **Soil Types:** Higginsville, Sharpsburg, Gara Loam and Lamoni.



Auctioneer's Note: If looking for an excellent property for row crop expansion and/or a hunting retreat with recreational value, close to Smithville Lake and Kansas City, this is it. This would also be a great location for new home site or possible development property. Make financial arrangements now, for property sells to the highest responsible bidder. See you sale day. — **Mark**

Fred Wood, Owner

Auction Conducted by YAC, INC d.b.a.:

YOUNGER AUCTION COMPANY
MARYVILLE, MISSOURI

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