

REAL ESTATE AUCTION

Saturday, August 6th, 2022 @12:00 PM
15789 Creek Road, Dixon, MO 65459

- 30 minutes from Rolla
- 1hr. 15min. from Jefferson City
- 1.5 hours from Springfield
- 2 hours from St. Louis
- Electric on all 4 parcels
- Jones Creek runs N to S through the farm.



525 ACRES

*in 4 Tracts
& Combinations*

AUCTION HELD AT:
14260 Charleston Dr.
Dixon, MO 65459

- 100 +/- Acres Quality Bottom Farmland
- Fenced & Currently Has Cow/Calf Operation



<https://www.youtube.com/watch?v=ht28WobF6vw>



HARRIS

Real Estate & Auction

MICHAEL HARRIS

Principal Broker / Auctioneer

Harris Real Estate & Auction

Licensed in Missouri - County Issued

harrisauctions.com

270.970.0200



In Partnership with:



ANDREW GRIESHABER
LAND SPECIALIST | MO
Premier Farm Realty Group
agrieshaber@pfrgrp.com
573-880-8865

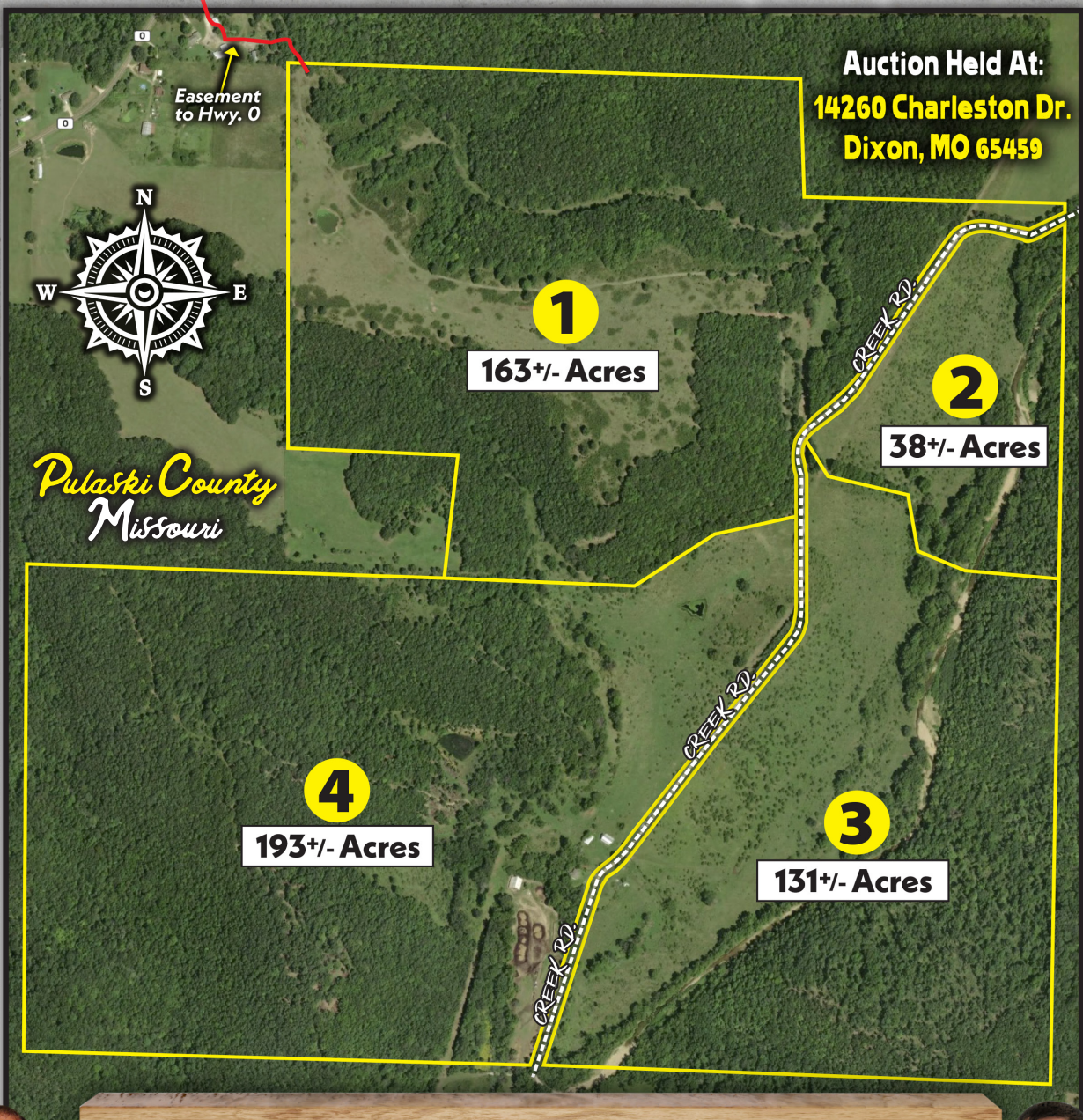


REAL ESTATE TERMS:

PROCEDURE: The property will be offered in 4 individual tracts or as a whole property. **BUYERS PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** **CLOSING:** Closing shall take place on or before 30 days from auction date. **REAL ESTATE TAXES:** All 2022 ad valorem taxes will be prorated at closing. **SURVEY:** The property will be sold by the deed.

800.380.4318 & 270.247.3253 - harrisauctions.com | premierfarmrealtygroup.com

PROPERTY LOCATED: 15789 Creek Road, Dixon, MO 65459



REAL ESTATE AUCTION

Saturday,
August 6th, 2022
@12:00 PM

MICHAEL HARRIS

ANDREW GRIESHABER

Take a look at this fantastic 525 m/l acre cattle farm with endless possibilities. Whether you are looking for a place to build your forever home, start a hobby farm, or harvest mature whitetails this property has everything you need. This farm currently has a 3 bedroom and 1 bath rental home along with multiple barns and storage buildings. Water sources are abundant on every quadrant of this property with springs, spring fed creeks, and several ponds scattered throughout. If you are looking to start a hobby farm you will be pleased to see that it already contains fencing, barns, and feed lots for your livestock. This farm has access from Creek Road that runs right through the middle of the property and easement access in the NW corner from Hwy 0.

This property used to be row cropped prior to being a cattle farm and has endless possibilities for income producing undertakings. Deer season is a family tradition that has produced great success for the owners over the past 40 years. Previous hunters have taken many mature whitetail by simply putting themselves in ideal pinch points on the farm without the use of food plots. Imagine the success of whitetail hunting once you create a sustainable food source, utilize the several pinch points, and take advantage of the abundant water sources that cover this farm. The ridgetop pastures and bottom pastures that are separated by dense cover create the perfect setup for a successful hunt year after year.