

ABSOLUTE LANDAUCTION

Saturday

AUGUST 13, 2022

@ 10:00 AM (CST)

144 +/- ACRES OF PASTURE
BALANCE IN HARDWOOD TIMBER
LIVESTOCK, WILDLIFE
AND FISHING OPPORTUNITIES

Southeast Missouri's Bollinger County is home to some of the most scenic properties the Show-Me state has to offer. Throughout most of this region, you will find vast amounts of contiguous hardwood forests that are dotted with open areas largely used for pasture and cattle. Clear running streams are common and are part of the allure to this region. Every now and then, you run into a property that has a bit of everything.

389.16 ±

ACRES IN 2 TRACTS & COMBINATIONS

Farm is located on
County Road 818
Grassy, MO 63655



<https://www.youtube.com/watch?v=p92Tg7OD0IM>

This 389.16 +/- acres is located just outside of the small town of Grassy. Highway H runs just to the south of the property and County Road 818 dead ends at the entrance to the farm. There are approximately 144 +/- acres of pasture, with the balance in hardwood timber.

The property has been used as a cattle operation, and the fences and gates are in good shape. Grassy Creek meanders through the property, providing ample water sources for livestock, wildlife and fishing opportunities.

In the middle of the property there is a nice pond, stocked with fish and a rustic cabin on the north shoreline. Not far from the pond, there is a large, stick frame, metal exterior shed to store equipment or provide overhead protection for cattle or horses.

If 389 +/- acres is too much, this property can be split into two tracts. The north tract will have more open areas and will consist of 168 +/- acres. The south tract will be 221 +/- acres, and will have the stocked pond and cabin.

This property will be offered for sale on by **Absolute Auction** on **August 13**, in Marble Hill MO. Auction will start at **10:00 am**.

Auction held at **New Bethel Church**

West of Hwy. 51 on Route 00
Marble Hill MO 63764

HARRIS

Real Estate & Auction

MICHAEL HARRIS

Principal Broker / Auctioneer
Harris Real Estate & Auction
Licensed in Missouri - County Issued
harrisauctions.com

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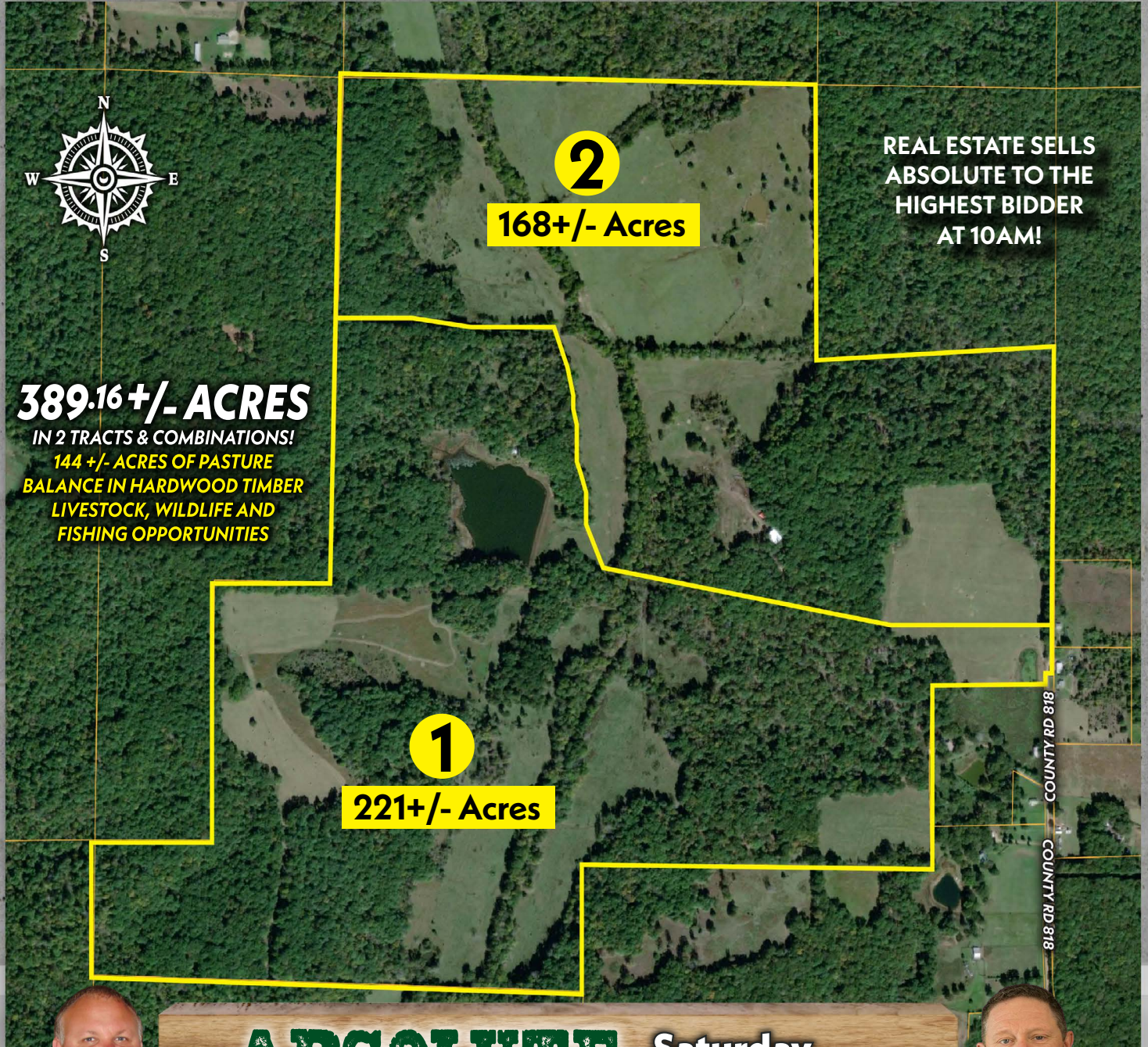


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PROPERTY LOCATED: County Road 818, Grassy, MO 63655

Auction held at New Bethel Church, West of Highway 51 on Route 00, Marble Hill MO 63764



**REAL ESTATE SELLS
ABSOLUTE TO THE
HIGHEST BIDDER
AT 10AM!**

389.16 +/- ACRES
IN 2 TRACTS & COMBINATIONS!
144 +/- ACRES OF PASTURE
BALANCE IN HARDWOOD TIMBER
LIVESTOCK, WILDLIFE AND
FISHING OPPORTUNITIES

2
168+/- Acres

1
221+/- Acres



MICHAEL HARRIS



DALE DUNN

ABSOLUTE LANDAUCTION Saturday **AUGUST 13th** @ 10:00 AM (CST)

REAL ESTATE TERMS:

PROCEDURE: The property will be offered in 2 individual tracts or as a whole property. BUYERS PREMIUM: A 5% 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.

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