

# Real Estate Auction

Friday, March 24th, 2023 - @ 10:00 AM

**124 County Road 255, Whitewater, MO 63785**

**PUBLIC PREVIEW:** Saturday, MARCH 11, 2023 from 10:00 am - 1:00 pm

*There will be a Side by Side for viewing on site and you are welcome to bring your own!*



This **192+/- acres** is located just southwest of Jackson, MO near Lake Girardeau Conservation Area and sits at the corner of HWY A and County Rd 255. This beautiful farm with gently rolling pastures has been owned by one family since 1889. Currently used for cattle and crop, it offers fencing and cross fencing and several water sources. One pond, Crooked Creek, and a secondary smaller creek. Also included is an 1100+/- sq ft 2 bedroom, 1 bath, full basement home along with several structures including deer stand, 50' x 50' metal hay barn, and 2 outbuildings. Approximately 16 acres is located on the opposite side of County Rd 255 and is all wooded. 0.4 miles of frontage on Hwy A and 0.8 miles frontage on County Road 255.



**192<sup>±</sup>**  
acres  
IN 7 TRACTS & COMBINATIONS



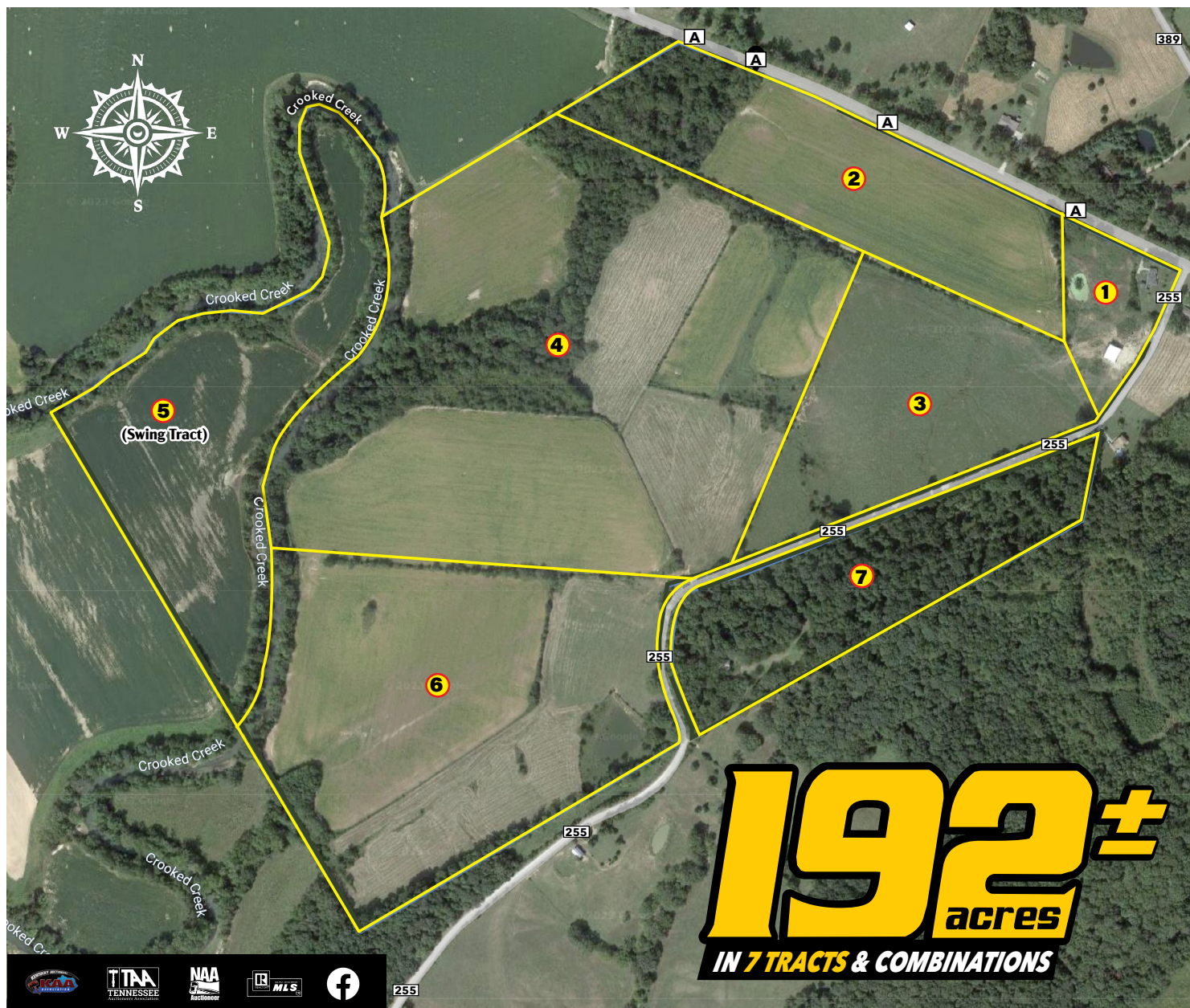
**AUCTION HELD AT:**  
**JACKSON CIVIC CENTER**  
381 W. DEERWOOD DR, JACKSON, MO 63755  
**MARCH 24th 2023 @ 10:00 am**

**[harrisauctions.com](http://harrisauctions.com)**

**270.247.3253**

**[premierfarmrealtygroup.com](http://premierfarmrealtygroup.com)**





## TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 7 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

**SWING TRACT:** Tract 5 is a Swing Tract it must be purchased by an existing land owner or combined with one of the tracts that join this auction.

**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 2023 ad valorem taxes will be prorated at closing

**SURVEY:** Buyer is responsible for 50% of the cost of a survey.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an

"AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquiries, and due diligence concerning the property. Buyer will be required to sign a Lead Based Paint Disclosure waiving the opportunity to a 10 day post sale inspection. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

**NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

## REAL ESTATE TRACTS

<b>TRACT 1</b>	1100+/- sq. ft. 2 bedroom, 1 bath on 5.23 Acres
<b>TRACT 2</b>	20.903 Acres
<b>TRACT 3</b>	18.981 Acres
<b>TRACT 4</b>	64.165 Acres
<b>TRACT 5</b>	27.747 Acres (This is a swing tract)*
<b>TRACT 6</b>	37.988 Acres
<b>TRACT 7</b>	16.922 Acres

\* **SWING TRACT:** This tract must be purchased by an adjoining land owner or combined with one of the tracts that join this auction.



**MICHAEL HARRIS**

Principal Broker/  
Principal Auctioneer  
270-247-3253  
270-970-0200

IN PARTNERSHIP  
WITH



**SEAN DAWSON**

Broker / Sales Person  
Residential & Land Specialist  
314-288-4015

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