

LAND Auction

SATURDAY July 8th, 2023 @ 10 AM
County Rd. 114 / Church Road
Annapolis, MO 63620

Large tracts of land are hard to come by, and this **675± ACRES** located in Iron County Missouri is one that **YOU WANT TO SEE.**



675± ACRES
IN 10 TRACTS
& COMBINATIONS

FOR MORE INFO: harrisauctions.com
or call Dale Dunn
at 636-443-9481 for a private tour!

LOCATED JUST WEST OF HIGHWAY 21, AND OFF AA HIGHWAY SITS THIS CLASSIC OZARK FARM. There is a stocked lake, ample logging roads, a live stream, and excellent building sites. There is also electric available, two rustic cabins, and open areas that could be grazing areas for cattle, or food plots for the many critters that call this property home.

TRACT 1 8± ACRES with excellent building site, gravel road and Carver Creek frontage. Electric access available.

TRACT 2 5± ACRES with log sided cabin, open area around cabin that leads to a mature stand of hardwoods. Carver Creek frontage with access to electric.

TRACT 3 8± ACRES with metal sided cabin, road frontage, nice open area around cabin that leads to a mature stand of hardwoods. Access to electric.

TRACT 4 31± ACRES with Carver Creek frontage and good access. Ample mature hardwoods and excellent building sites. Access to electric is close.

TRACT 5 31± ACRES with Carver Creek frontage, good access, mature hardwoods and nice building sites.

TRACT 6 123± ACRES with a gorgeous stocked lake, world class building sites, ample open areas that are ideal for cattle, horses or food plots. Mature hardwood ridges with fantastic views. Access to electric.

TRACT 7 111± ACRES with beautiful stands of hardwood and pine. Fantastic places to build a cabin and with gorgeous views.

TRACT 8 122± ACRES with dense cover for deer, turkey and hogs. Excellent hunting and building sites with access to electric.

TRACT 9 120± ACRES of hardwood ridges dotted with stands of pine. Nice hunting tract and has one of the best views on the entire property. Ownership access to easement road.

TRACT 10 116± ACRES with easement access, and world class building site with awesome views. Logging road access and supreme privacy.

**Fantastic Secluded Building Sites, Mature Hardwood,
Open Areas for Cattle, Gorgeous Stocked Lake!**

AUCTION HELD AT: The Arcadia Academy Gymnasium, located at **211 S. College St., Arcadia, MO**

800.380.4318 | harrisauctions.com | premierfarmrealtygroup.com

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REAL ESTATE TERMS: 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. 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.

Harris Real Estate & Auction
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AUCTION HELD AT: The Arcadia Academy Gymnasium
located at **211 S. College St., Arcadia, MO**

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HARRIS
Real Estate & Auction

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AUCTIONEER
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