

Absolute **LAND** Auction

SATURDAY, JANUARY 20, 2024 - 12:00 PM

**2000 MARBLE SPRINGS ROAD
BARNHART, MO 63012**

- Rolling Hills with Hardwood Ridges
- Very Private & Secluded
- Multiple Lake Sites on Property
- Marketable Timber
- Excellent Building Sites
- Dunklin R-V School District
- Hard Road Access off Marble Springs Road

Marble Springs Road

**345±
ACRES**

IN 18 TRACTS & COMBINATIONS

JEFFERSON COUNTY MO

ARE YOU A CONTRACTOR LOOKING FOR YOUR NEXT DEVELOPMENT PROPERTY?

Or an individual looking for the perfect place in the country to build your dream home? If so, we may have the perfect place for you!

This pristine and unspoiled 345± acres is located just west of I-55 in eastern Jefferson County.

Property is located south of Barnhart and north of Pevely, approximately 30 miles south of downtown St. Louis, MO.

Though you will feel like you are deep in the country, you are just minutes away from all the amenities you will want.

Property will be offered in 18 tracts, ranging from 11.47± to 25.17± acres.

BUYERS CAN PURCHASE ANY OR ALL TRACTS, OR ANY COMBINATION THEY DESIRE.

IN PARTNERSHIP WITH



AUCTION HELD AT: THE BOULEVARD - 8721 Commercial Blvd., Pevely, MO 63070
harrisauctions.com - premierfarmrealtygroup.com

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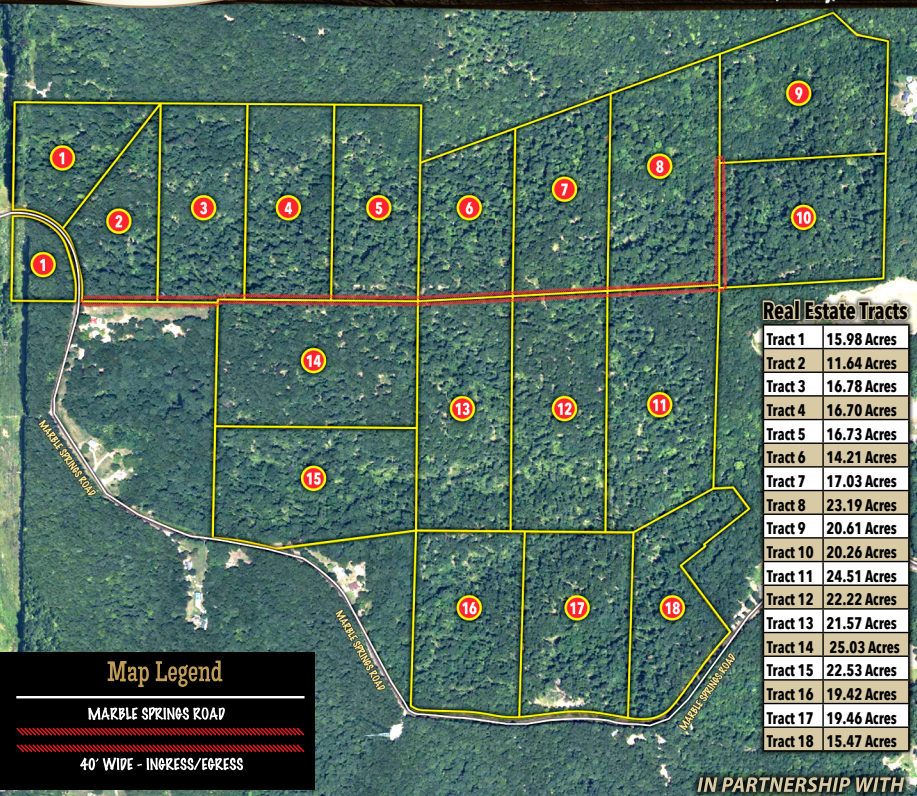
REAL ESTATE TERMS: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal 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.**
SURVEY: The property will be sold by a new survey. BUYER will be responsible for 50% of the survey costs.
CLOSING: Closing shall take place on or before 30 days from auction date.

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
 3855 State Route 45 North
 Mayfield, KY 42066

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Real Estate Tracts

Tract 1	15.98 Acres
Tract 2	11.64 Acres
Tract 3	16.78 Acres
Tract 4	16.70 Acres
Tract 5	16.73 Acres
Tract 6	14.21 Acres
Tract 7	17.03 Acres
Tract 8	23.19 Acres
Tract 9	20.61 Acres
Tract 10	20.26 Acres
Tract 11	24.51 Acres
Tract 12	22.22 Acres
Tract 13	21.57 Acres
Tract 14	25.03 Acres
Tract 15	22.53 Acres
Tract 16	19.42 Acres
Tract 17	19.46 Acres
Tract 18	15.47 Acres

Map Legend
 MARBLE SPRINGS ROAD
 40' WIDE - INGRESS/EGRESS

IN PARTNERSHIP WITH



MICHAEL HARRIS
 Principal Broker/
 Principal Auctioneer
270-247-3253
 MO# County issued

DALE DUNN
 President & Founder/Broker
 Premier Farm
 Realty Group LLC
636-443-9481
 MO# County Issued

