

# ABSOLUTE REAL ESTATE AUCTION

11199 Glassey Lane  
Ste. Genevieve, MO 63670

Thursday, April 11th, 2024 @ 6:00 PM

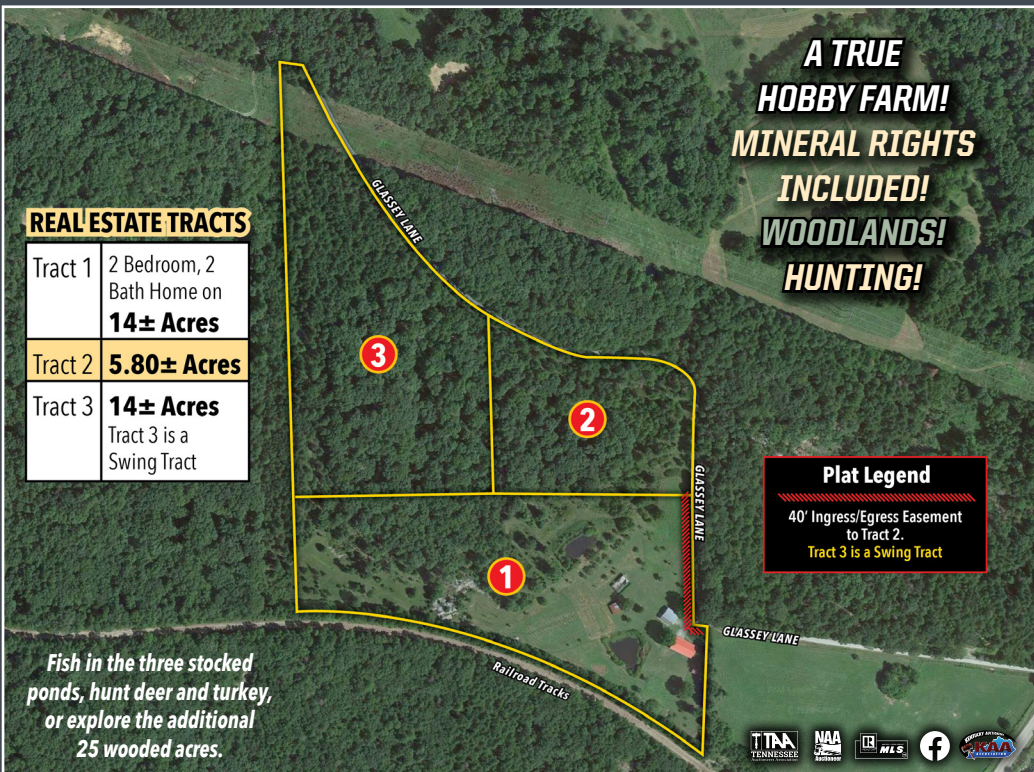
AUCTION HELD ON SITE AND ONLINE!

**33± acres**  
in 3 Tracts & Combinations

**A TRUE HOBBY FARM! MINERAL RIGHTS INCLUDED! WOODLANDS! HUNTING!**



**TRACT 1 DETAILS:** This livable 2 bedroom, 2 bath, 1,900 SF home sits along a private, dead-end road. Enjoy the sunsets from the huge wrap-around porch. Tinker around in the 30 x 40 workshop. One overhead door has been enclosed and an A/C installed. With 5-7 acres of potential pasture, an apple orchard, and a tame blackberry patch, it's a recreational nature lover's dream. Fish in the three stocked ponds, hunt deer and turkey, or explore the additional 25 wooded acres. There's a potential 1-2 acre lake site. This property is located 20 minutes from Farmington and 25 minutes from Ste. Genevieve, with multiple conservation, natural areas, and state parks nearby. Mineral rights included for added potential investment opportunity. This home is on 14 Acres.



**REAL ESTATE TRACTS**

Tract 1	2 Bedroom, 2 Bath Home on <b>14± Acres</b>
Tract 2	<b>5.80± Acres</b>
Tract 3	<b>14± Acres</b> Tract 3 is a Swing Tract

**A TRUE HOBBY FARM!  
MINERAL RIGHTS INCLUDED!  
WOODLANDS!  
HUNTING!**

**Plat Legend**  
40' Ingress/Egress Easement to Tract 2.  
Tract 3 is a Swing Tract

Fish in the three stocked ponds, hunt deer and turkey, or explore the additional 25 wooded acres.

**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. Buyer will be required to sign a Lead Based Paint Disclosure waiving the opportunity to a 10 day post sale inspection. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

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

**SURVEY:** The property will be sold by current deed. In the event that property sells in tracts, 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.**

IN PARTNERSHIP WITH



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Principal Auctioneer  
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MO# County Issued

**AUCTION HELD ON SITE AND ONLINE!**



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