

611± ACRES

IN 17 TRACTS & COMBINATIONS

LAND Auction

Saturday, June 1st, 2024
@ 12 PM

PROPERTY LOCATED:
COUNTY ROAD 410
FREDERICKTOWN, MO

PUBLIC PREVIEW DATE:
Saturday, May 18th from 7am-12pm

Real Estate Tracts

Tract 101	17± Acres
Tract 102	12± Acres
Tract 103	24± Acres
Tract 104	37± Acres
Tract 105	29± Acres
Tract 106	28± Acres
Tract 107	20± Acres
Tract 108	182± Acres
Tract 109	59± Acres
Tract 110	68± Acres* <i>Hunting Cabin</i>
Tract 111	26± Acres
Tract 112	25± Acres
Tract 113	28± Acres
Tract 114	25± Acres
Tract 115	0.9± Acres
Tract 116	1.3± Acres
Tract 117	29± Acres

**AUCTION HELD
LIVE & ONLINE**

**Madison County
MISSOURI**

AERIAL PLAT LEGEND

TRACT LINES

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MULTIPLE ROADWAYS

ELECTRIC

CREEKS

*The image shown is for illustration purposes
ONLY and may not be an exact representation.*



Auction Held At: Farmington Colosseum
623 Canterbury Rd, Farmington, MO 63640

***TRACT 110-** *Hunting cabin with concrete floors, sleeps up to 10 people, furnished and is powered by a propane generator. There is a game cleaning station on the back side of the storage shed adjacent to the cabin.*

IN PARTNERSHIP WITH



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LAND Auction

Own your own secluded slice of the **Missouri Ozarks** with amazing live water access! This all-wooded property is located in Madison County, MO just minutes from US Highway 67. These **611± acres** are offered at auction in 17 separate tracts and combinations to suit any buyers' needs and desires. Choose from small waterfront RV or Camping lots to large expansive rolling timbered



ridges and valleys. Each tract includes legal access to Twelve Mile creek for all recreational activities! Tracts vary in size and include unrestricted deeded access from Madison CR 410 in Fredericktown, MO, electric utility access, and a standardized road maintenance agreement. **Don't miss your opportunity to secure your own private Ozark oasis at auction on June 1, 2024 in Farmington, MO!**

Saturday, June 1st, 2024 @ 12 PM

Auction Held At: Farmington Colosseum, 623 Canterbury Rd, Farmington, MO 63640

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.

SURVEY: A new survey will be conducted on the property and BUYER will be responsible for \$50.00 per surveyed acre with a \$500.00 minimum.



FOR FULL TERMS go to harrisauctions.com

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
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