

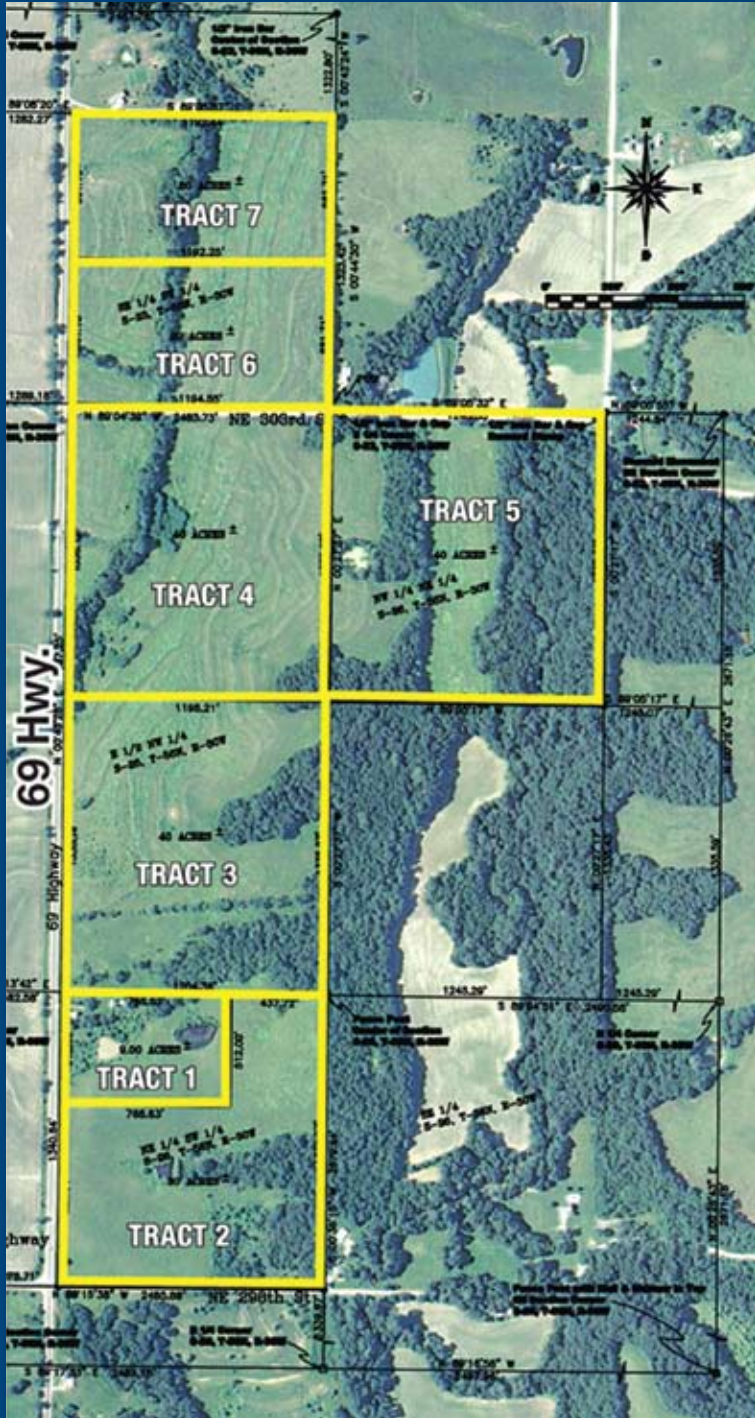
LAND AUCTION

MONDAY, FEBRUARY 15 • 10:30 A.M.

University of Missouri & The Cameron United Methodist Church
Selling 185 Acres in 7 Tracts • Cameron, Missouri



Rare opportunity. This farm has been in the same family (Estep) since 1858 until it was left to the university and the church.



AUCTION LOCATION

Countryside Hall, 11411 NE Hwy. 69, Cameron, MO
(just south of Cameron city limits)

FARM LOCATION

On U.S. 69, 1.5 miles south of Junction U.S. 69 & I-35 (Exit 48)

185 ACRES

South of Cameron, MO 6 miles, 30 minutes North of Kansas City, 1.5 miles from junction of U.S. 69 & I-35.

- Two mile frontage on U.S. 69 & county roads
- Water line, telephone, & electric available to each site
- 100+ tillable acres- terraced
- 4 ponds - year around creek
- 32 acres pasture - 50 acres of mature timber
- \$10,000 standing offer for marketable timber
- 5 room farm house with good roof & vinyl siding
- Solid stock & hay barn

Within one-fourth mile of Wallace State Park - camping & fishing. Safe haven for wildlife. Excellent hunting - especially deer & turkey.

SOMETHING FOR EVERYONE

These properties offer opportunities for farmers, investors, developers, hunters, individual home sites, nature lovers, commuters, etc.

7 TRACTS WITH COMBINATIONS

All tracts are in the Cameron School District, have rural water, phone, & electric available (all acreage amounts are more or less estimates)

TRACT 1: 9 Acres, House & Barn: 512 ft. frontage on U.S. 69, 2 ponds, fenced pasture & timber. 5 room century old farm home with good roof & vinyl siding. 2 story stock & hay barn with solid concrete foundation, stalls for livestock, & good floored hay loft. Other small buildings. Postcard setting with mature treed yard. Earn your Equity opportunity.

TRACT 2: 30 Acres: 828 ft. frontage on U.S. 69, 1,207 ft. frontage on County Road 298th St., 18 acres pasture, & 12 acres timbered.

TRACT 3: 40 Acres: 1,338 ft. frontage on U.S. 69, 20 acres terraced cropland, & 14 acres timbered.

TRACT 4: 40 Acres: 1,336 ft. frontage on U.S. 69, 1,194 ft. frontage on County Road NE 303rd St., 33 acres terraced cropland, & 7 acres timbered.

TRACT 5: 40 Acres: 1,245 ft. frontage on County Road 303rd St., 10 acres of bottomland, 8 acres terraced cropland, 22 acres of mature timber. Hunters dream with income from Day One - \$10,000 standing offer on timber! Cash rent available for cropland. Trophy deer & long bearded turkeys! Deer Creek flows 1/4 mile through this tract & only 1/4 mile from Wallace State Park.

TRACT 6: 20 Acres: 661 ft. frontage on U.S. 69, 1,194 ft. frontage on County Road 303rd St., 17 acres terraced cropland, & 3 acres timbered.

TRACT 7: 20 Acres: 661 ft. frontage on U.S. 69, 16 acres terraced cropland, & 4 acres timbered.

TERMS: All announcements on sale day take precedence over printed material. 10% down day of auction. Balance at closing within 30 days of auction day. Possession at close. 10% buyers premium. Selling with reasonable reserve.



For more details, contact
Bruce Witt, Agent/Auctioneer
816-617-9488
United Country -
The O'Connor Agency
P.O. Box 286,
Cameron, MO 64429



www.UnitedCountry.com/CameronMo