

NEW EDITION EVERY WEDNESDAY!

VOL. 31 • NO. 3 • JANUARY 17, 2024

# NEMO Trader

**THE NEMO TRADER**

PO BOX 809 • KIRKSVILLE, MO 63501 • PHONE 660-665-8500

Web Site: [nemotrader.net](http://nemotrader.net) • Email: [sales@nemotrader.net](mailto:sales@nemotrader.net)

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**SPECIAL CALF & YEARLING SALE**  
THURSDAY, JANUARY 11TH, 2024  
(Pre-Condition Program Sale (MFA Health Track & Purina 4-Square, QSA, Source Verified, White & Red Tag Health Program))  
**POSTPONED TO JANUARY 18TH**  
**SPECIAL COW SALE**  
SATURDAY, JANUARY 13TH, 2024  
**POSTPONED TO JANUARY 20TH**  
Office (660) 226-5222 • Phil McBee (660) 754-2148  
Doug Lock (660) 641-3898 • Lavon Moore (660) 384-2008  
Randy Nute (660) 651-5389 • Tyler Gratz (573)-690-7312  
To view our latest market reports and cattle listings, visit Our NEW website at: [www.newcambrialivestockauction.com](http://www.newcambrialivestockauction.com)  
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**On Site Commission Rates**  
Household - 20 to 25%  
Land - 1%  
Real Estate/Home - 3%  
Vehicles - 10%  
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**Machinery Rates**  
Under \$1,000.00 = 15%  
\$1001.00 to \$5,000.00 = 10%  
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Land • Real Estate • Household • Machinery • Vehicles

**Lick Creek FENCING**  
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**Continuous Fence • Barb Wire Woven Wire • Skid Work**



**6th Annual NEMO/WCIL Soil Health Workshop**  
Friday, January 26th, 2024  
8:30am-3:30pm, Doors open @ 7:45am  
Knights of Columbus Hall, Monroe City, MO

Livestock Breakout Sessions after Lunch, Bring a friend!!

**Featured Speakers**



**Russell Hedrick**

- 1st Generation NC Farmer
- Started No-till in 2012
- World Record 459bu dryland corn yield in 2022



**Jerry Hatfield**

- Retired Director of USDA Ag Research Service at Ames, IA
- 30+ years of cropping systems research
- Soil & Water Conservation Society Board of Directors Member



**Harley Naumann**

- Small ruminant livestock producer
- 13 years of livestock research
- Focus on forages tools to extend grazing seasons & reduce reliance on stored forages

**Topics include:**

- Finding Success w/No-Till Corn
- What is the Real Value of Soil Carbon
- Tools to Extend the Grazing Season
- New Drone Technologies
- Proper Stockpiling Tips
- Q & A with a local Producer Panel
- Local Ag Sponsors on Hand

**Lunch will be provided at no charge**    **CEU Credits will be available**

**To Register:**  
RSVP by **January 19th** at (573) 985-8611, Ext. 3; [mosoilandwater.land/ralls](http://mosoilandwater.land/ralls)  
**REGISTER HERE**, search "NEMO SOIL HEALTH", or scan the QR Code

If you need an accommodation to participate in this activity or event, please contact Lucas Brass at 573-985-8611 ext 3, or by e-mail at [lucas.brass@usda.gov](mailto:lucas.brass@usda.gov) by January 19, 2024



a little ad covers a

**LARGE AREA**

**21 Counties**  
**3 States**  
**1 Publication**



The **NEMO Trader**  
660.665.8500  
705 E. LaHarpe Street, Ste. F  
Kirksville, MO 63501



**Equipment & Supplies**

4840 John Deere, 9400 hours, 3 owner, \$18,000.00. John Deere 7000 planter parts, boxes, lids, row units, etc. 660-247-0613.

**Hay/Feed/Seed**

600 wire tied small square bales straw. Tight solid bales. Stored inside. Call 660-216-0618 Knox City area

Wanted to buy hay. 641-895-3400.

Big square bales of wheat straw, \$60.00 per bale. Delivery Available. 660-956-3420.

**AGRI-BUSINESS**

**Hay/Feed/Seed**

Excellent quality Alfalfa hay for sale, big square bales. Also grass hay available. Delivery available. 660-956-3420.

Large round bales straw, \$53.00. 3x3 square bales, \$43.00. Sorghum salvage, \$80.00 per ton. Delivery available James Port. 660-684-6930.

**Have a smart phone or tablet?**  
You can view current and past Nemo Trader issues online at [www.nemotrader.net](http://www.nemotrader.net)



**MERCHANDISE**

**Pets & Supplies**

Pure bred Cocker Spaniel pups, both parents on farm. Great temperament, used to children, Vet checked have shots and dewormed, wheeling, Mo, \$300.00. Not texts. 660-659-2625.

**Wanted**

Looking for standing timber to harvest. William Plank, 12824 Highway D, Princeton, Mo 64673. 660-748-4020.

Have Clutter? Need room? Call the NEMO classifieds. We can help! 660-665-8500.

**DRAKE SIMMENTAL**  
**Bull and Female Sale**



She sells. ASA 4289339



He sells. ASA 4260348

70 Simmental and SimAngus™ Age-Advantaged and Yearling Bulls  
40 Spring Calving SimAngus™ Bred Heifers

**1.26.24**

Drake Sale Facility, Centerville, IA • 1:00 PM (CT)

To request a sale book, contact any of the numbers listed. To view online sale book, visit [drakesimmental.net](http://drakesimmental.net) or [ironcreekcattle.com](http://ironcreekcattle.com)

**DRAKE SIMMENTAL**  
Larry 641.895.9422

**IRON CREEK CATTLE CO.**  
Flint 563.580.1053

**DRAKE CATTLE COMPANY**  
Denny 641.658.2288

**HARLAN CATTLE CO.**  
Mason Harlan 641.895.5735



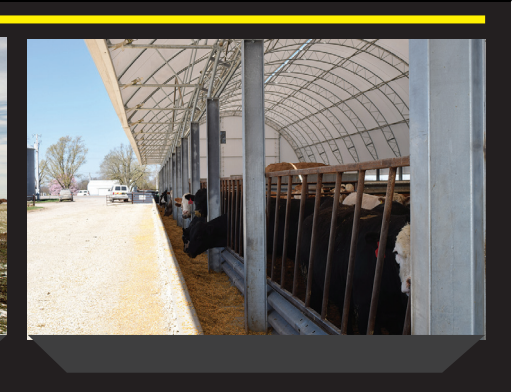
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**REAL ESTATE SALES**

**Mobile Homes For Sale**

DISCOUNT NEW MOBILE HOME-Prices start at \$64,900 delivered and set up. 573-499-9993. columbiadiscountmobilehomes.com.

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Tiny Homes Missouri franchise 573-881-7965.

BASEMENT READY TRUE MODS--in stock ready for delivery, 573-657-7040. chateauhomes.net

**SERVICES**

**Home Services**

Scott Huskey's Insulated Skirting Systems-keeps your home cooler in the summer-warmer in the winter-saves on utilities and looks great! Since 1972, 573-696-3468.

**Lawn/Garden/Landscape**

New 3 pt. tillers, heavy duty, gear driven, 7' to 12' starting at \$4,150. 660-874-4455.

**Miscellaneous**

Downsizing, 120V heavy duty brake hammer with chisels and wheel cart. \$245.00, 217-257-4276, Quincy, make reasonable offer.

Downsizing, 450 Husqvarna chainsaw with 2 bars, 16" and 20" with chains. \$340.00, 217-257-4276, Quincy, make reasonable offer.

**TRANSPORTATION**

**Trucks, 4x4's, SUV's**

2004 Ford F150 extended cab, red with matching topper, little rust, will text photo, good interior, \$5,200.00, 641-895-7982.

**TRANSPORTATION**

**Trucks, 4x4's, SUV's**

2006 Dodge Hemi HD 2500 V8, gas, new shocks all around, 4 wheel drive, everything works, good truck, \$9,500.00, 641-895-7982.

**Livestock**

Heritage hogs, ready now and all year long, to butcher, halves and wholes, \$1.00 per pound, your locker or ours, delivered. 800-807-9612.

**Lawn & Garden**

Poulan Pro Surefire gas pole saw. 12 foot, 28cc, new in box, \$125.00. Kirksville. 660-342-4287.

**TRANSPORTATION**

**Accessories-Transportation**

New and used parts, "cars, pickups,semi's, farm/construction equipment" motors/trannys, body parts, paint matching your code, warrantied and delivered. 800-807-9612.

Call us for all your advertising needs. 660-665-8500.

Poulan Pro chainsaw. 18", 42cc, new in box, \$125.00. Kirksville. 660-342-4287.

**There's a better way to get attention.**

Keep life simple. Take out an ad.

**Judd Motors** Call 660-457-3700 Hwy 63 North, Lancaster, MO

**2017 FORD F250 XLT**,..... only **\$19,900**  
crew cab, 4x4, 6.2L gas, red, 246K miles, excellent cond, MUST SEE

**IH 574 tractor**,..... **NEW PRICE \$7,995**  
gas, 60 hp, with IH 2250 loader, PTO, 3 pt, runs great,

**2016 Ford Explorer**..... **NEW PRICE \$17,500**  
4wd, V6, 3 row, silver, only 88k miles, very nice

**2007-14 Chevy pickup** box, red, 8 ft, little rust ..... only **\$1,250**

**2012 Chevy Impala LT**..... **NEW PRICE \$9,250**  
sunroof, only 96K miles, charcoal

**2013 Toyota Sienna Van XLE**..... **NEW PRICE \$21,900**  
leather, sunroof, 79K miles, charcoal, Like New

**2002 GMC Sierra 1500**.....only **\$8,995**  
Reg. Cab, Long bed, 4x4, V8, 138K, RED

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All Sired Angus Bulls,  
14 & 18 Months Old.  
Harold Trump  
660-341-5730

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Outstanding selection of  
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1318 Shelby 169, Bethel, MO 63434

Russell 660-341-2705  
Susan 660-341-5192  
ruscatsol@gmail.com  
www.coonangusranch.com

**FOR SALE!**

29 Head Simmental Pure Bred & Percentage Cows. To Calve Starting February 15 for 60 days. Mostly 4 to 6 Years Old. Bred to Top Herd, Sires of the Breeds. Papers Available.

**DRAKE SIMMENTAL**  
Larry Drake • Centerville, Iowa  
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**Lost Creek Land Company LLC. Moving Auction**

**9:30 AM Saturday Jan. 27, 2024 Live Auction**

**548 NW 45th Ave. Trenton, MO**

Due to the passing of my wife Patricia Stelzer and moving out of state to Ohio. The following will sell at public auction selling to the highest bidder with no reserves. Selling in two tracks.

Directions: From Hwy 65 & A junction North of Trenton MO. Go west on Hwy A for 7.5 miles to gravel rd 85th NW st go West on 85th for 1 mile to 45th Ave follow 45th ave for 1 mile to sale location.

**TRACK #1 - 10 ACES M/L - REAL ESTATE SELLS AT 1:00 P.M.**  
Ranch style 3 bedroom, 2 bath with walk-in showers, home has 1898 sq. ft. of living space on ground level. Basement has 1739 sq. ft. nice and dry with 2 newer electric hot water heaters, put in February 2020. Very nice home, see website of listing - www.farmersnational.com an use #2400109 to click on the pictures and info.

**TRACK #2**  
178 ac m/l total with a large pond and wooded draw on east boundary line. There is 154 tillable ac m/l. This tract has extremely fertile silt loam soils on secondary bottom with good road frontage and an easy access. A very well maintained farm and will be ready for new buyers to put crop in for spring planting season 2024. Plat book map section (3) township (62N) - Range (25W). Anyone needing to view home call 660-247-1914 by appointment only.  
For drone pictures and more info visit website - www.farmersnational.com an use #2400109  
Buyers to post 10% none refundable down and escrowed at Trenton Title and Abstract. Closing in 30 days or less. Seller will furnish clear title and closing cost tot be split 50/50 between buyers and seller. Announcements made sale day takes presence of any printed material.

**VEHICLE/MOTOR HOME**  
Ford 2018 New Mar Bay star model #3414 coach with only 12,391 one owner, V10 gas engine 6.8 liter, 3 electric slide outs with auto canopy above each slide and a 20' canopy awning on front entrance, push button stabilizer jacks, same as new coach in excellent condition.

**HOUSEHOLD FURNITURE & MISCELLANEOUS**  
3 pillow tan and 2 pillow love seat that match, full size bed, old antique oak secretary (very nice), old wooden blanket chest, doll buggy, large room air conditioner, several step stools, platform scales, oak coffee table and old maple rocking chair, may be more by sale day.

**SHOP MILLING MACHINE AND WOODWORKING MACHINES**  
Index model #745 vertical knee mill milling machine, a 3 phase system with all steel milling bits and tools (a very nice machine), Delta table top drill press sitting on top of a McKinney steel manufacturer stand, Makita electric steel chop saw, Ryobi 2 wheel electric grinder, Craftsman #331PT2 metal lathe, Tubalcain milling machine very good, Coats 2020 superstar tire machine (in excellent shape), Kyso/Johnson electric band saw for steel (really good), Clark approx. 4' steel break, Lincoln ac 225 amp electric welder, Dake B-10 manual 10 ton bench press, inverter Plasma cutter 40 amp with digital display, Acetylene cutting torch set with cart and 2 bottles GBC hotsie power washer HD with cart and hose reel, Delta wood band saw, craftsman router, Delta drill press on wooden stand, Craftsman oscillating spindle sander, Delta 10" table saw on factory metal stand, Ryobi 10" table with alum. Table and router attachment, DeWalt 6" thickness wood planer, Wen 12.5 thickness planer on wood stand, DeWalt wood lathe with 8 knives and wooden stand, Craftsman 4" edger planer on stand, Clark HD floor model drill press, Porta cable router on metal stand, Skil and DeWalt electric hand sanders, Tungsten Carbide tipped router bits, Bostich stick framing air nailer with nails, 40"x65" wooden roll around table, 4'x8" roll around wooden shop table, 3 Craftsman tool boxes, Red task force 4 drawer tool box, Clark HD shop plus with 15 drawer tool chest on castors.

**LAWN & GARDEN & HAND SHOP TOOLS**  
Rakes - Shovels - Hoes, Neiko tool open end wrenches from 5/16" to 2" full set, Craftsman open end wrenches, Cheston and pipe wrenches, S&K 3/4" ratchet, 3/4" sockets, Craftsman sockets, log chains, 25' & chain binders, Snap-on screw extractor, large lot screw drivers and punches, o-ring caddie, R 134A refrigerant, water transfer pump, Homak tool box with tools, DeWalt 18V impact drill and screw gun, cordless tools, Hydro 30" cylinder, some brass and Hydro fittings, tap and die set, large hitch pins and large bolts, King 10 gal. Abrasive blaster, Q&C torque wrench, several gear pullers, 3 -2.5 gal. SAE 15w40 engine oil, Hydro fluid, antifreeze, orange metal shelving.

**MISCELLANEOUS ITEMS ON THE FARM AND MACHINERY**  
Older axle water tank trailer for spraying, concrete landscaping blocks, 3 bottom plow fast hitch, pride of farm waters, large lot of oak and walnut lumber barn air dried, suitcase weight, category 2 quick hitch, Arctic cat 4 stroke snow mobile, 12" to 16" steel pipe 20' long, deer hunting stand, 3 pt. speed co post hole digger with 8" and 12" bit, 2- plastic drain tile tubes 24" around, steel tank yard roller, 100 gallon fuel barrel with hand pump, 24' steel I beam, front loader bale mover, yard cart, JD pull type wheel disc (no cylinder), Boat dock floats, bolt organizer bin, Hesston 4570 small square baler, much more not listed.

**Owner: Wilbur Selzer**



[www.roppauctions.com](http://www.roppauctions.com)  
Conducted by  
**Ropp Auctions**

Auctioneers: Norman Ropp 660-247-1914 & Richard Yoder  
David Peck 573-268-8727

Any & all announcements made sale day take precedence of all printed material. Not responsible for theft of accidents.

**Farmers National Company**



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in the newspaper classifieds.



**HAY FOR SALE:**  
84 Large Round Wrapped Mix Grass Bales.  
**\$170.00 per bale.**  
Located in, Browning, MO Call 816.499.2533, leave message.

**Connie's MOBILE HOME TRANSPORT**  
*We offer the following...*  
Break Downs • Transport • Set up • Anchoring  
**Call Rich today! 573-881-7483**

**TIMBER MANAGEMENT.**  
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**WE PAY BEFORE WE CUT**  
**BONDED & INSURED** Est. 1968  
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**Edina Livestock Sales**  
Edina, Missouri  
Friday, January 19th at 1:00 p.m.  
Special Cow Sale  
Randy & Rose Scheetz 32 cow/calf pairs & 2 bulls  
Lucas Hudson 6 Fall cow/calf pairs  
Gary Stump 25 young Spring calving Cows home raised  
3/20 calving date  
Several more pending  
Friday, January 26th  
Special Feeder Calf Sale  
To Consign For Any or All Sales or For Information Call:  
Owner - Kevin Strange • Cell: 660-341-9974  
Ryan Strange • Cell: 660-341-9721  
Sale Barn: 660-397-9999  
Field Reps:  
Bill Tom Hall 660-342-5420 Mike Bronestine 660-341-9965  
Jason Bichsel 660-216-0373 John Powell 660-341-1717

FIND THE **PERFECT PIECE** FOR THE **PERFECT PRICE**  
*Find the stuff you want. Sell the stuff you don't. Save money with your local newspaper classifieds!*

**Scrubby Duds**  
Laundromat  
Large capacity coin machines  
Your laundry never takes a break & neither do our machines!  
OPEN 7 DAYS A WEEK  
24 HOURS A DAY  
311 S. Baltimore Kirksville, MO 63501 660-349-8943 Bob & Paulette Thompson

**WE GOT YOUR NEEDS COVERED!**  
FARM TARPS TRUCK TARPS  
HOOP BUILDING COVERS

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**NEMO Trader Classified COUPON**  
2 Classified Ads for just **\$6.00**  
20 cents per word over 20 words  
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**Ad No. 2 Each Box Represents a Word (20 words or less)**


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ABCA Border Collies  
Top cow dog Bloodlines  
Pups, started dogs, finished dogs  
Full health and working guarantee on all dogs  
All dogs eligible for \$25,000+shootout dog trial.  
**RYAN & DAWN LANGMAID**  
Green City, MO  
**254-595-6677**

**Small Animal Auction**  
Saturday, Jan. 27, 2024  
To be held at the  
**SCHACHTELE BARN - KEYTESVILLE, MO**  
From Hwy 24 at Keytesville, take Hwy 5 approx 4 miles to site w/ brown barn/green roof on the West side of the road, or from Hwy 36 at Marceline exit take Hwy 5 South, approx. 16 miles to site. Follow Auction signs!  
**Starting @ 11:30 am**  
We will start with Misc. Items Outside & Follow with Small Animals approximately 12:00 noon. Expecting Chickens, Geese, Ducks, Turkeys, Rabbits, Goats & Many Other Small Animals!  
**Expecting 50 Hair Ewes and several will have babies by sale day and the rest will be heavy bred.**  
We are NOT accepting any HOGS! All Out of state Animals to be Sold MUST Have Proper Health Papers!  
Lunch Served • Call for More Details!  
**Tony Schachtele 660-413-3250**  
**We Appreciate All Consignments!**  
Terms Cash - good Check with Proper ID  
We are NOT Responsible for Accidents to Man, Woman, Child, or Animal. We are NOT Responsible for Lost, Stolen, or Damaged Articles or Property.

**"A Community NEEDS NEWS for the same reason THAT A Man needs eyes; IT HAS TO see where it is going."**  
— REBECCA WEST, BRITISH AUTHOR  
Thank you for supporting local journalism!  
We strive to provide your last word in responsible news reports, in-depth local perspectives, accurate information and valuable advertising.

**HAY AUCTION**  
(Gates, Wire Panels, etc. SEE BELOW)  
**Saturday, January 20, 2024 - 10:00 A.M.**  
**Demry Auction Facility, 1916 S. 18th St. (Hwy 5), Centerville, IA**  
Accepting consignments of quality hay, straw and bedding of all sizes.  
For more information or to list your hay please contact **Dalton Ott, Sale Manager, 563-880-5626**  
Also selling 50+ Gates, 100+ Wire Cattle Panels, 400 Steel Posts, Large amount of Vinyl Fence, Fuel Barrel, Cattle Waters  
**DEMRY AUCTION, LLC**  
1916 S 18th St. (Hwy 5 SOUTH) CENTERVILLE, IOWA  
Janet Demry: 641 895 4310 and 641 856 6408  
Tom Demry: 641 895 2508 • Kristy Demry: 641 895 2509  
Randy Mulay: 641-436-1521 • Dalton Ott: 563-880-5626  
Website: www.Demryauction.com

**McAfee Auction Service, LLC**  
375 S Johnson • Kahoka, MO  
660-727-3796  
www.mcafeeauctionservice.com  
**TIMED ONLINE ONLY ANTIQUE & COLLECTIBLE AUCTION**  
**FRIDAY JANUARY 26<sup>TH</sup> LOTS START ENDING AT 10 AM**  
LOCATION: 23200 EAST MAIN ST., KAHOKA MO  
PREVIEW: WEDNESDAY JAN. 24<sup>TH</sup> 10 A.M. - NOON  
After selling out Stuble's Antiques in 2013, old habits were hard to break. Maxine continued her passion for buying and selling antiques in various locations. The following will be the close out of inventory of her various locations to include: Stoneware, Roseville, Hull, nice selection of glassware, furniture, quilts, postcards, vintage purses, Hummels, comics, primitives, and much more.  
**COMPLETE DETAILS ONLINE!**  
**Maxine Struble, Seller**

**VIRTUAL ONLINE**  
**LIVINGSTON COUNTY, MO LAND AUCTION**  
**FRIDAY, FEBRUARY 16, 2024 AT 10:00 AM<sup>CT</sup>**  
**240 TAXABLE ACRES ± • 1 TRACT**  
The Sue Wiegand Trust farm is located on the east side of Livingston County Road 367 and is approximately 3.5 miles north and east of Avalon, MO. The land is further described as being in Section 7, T56N-R22W, Grand River Township, Livingston County, Missouri.  
*The farm represents productive tillable cropland with a great income, outstanding northern Missouri whitetail deer, and other wildlife hunting acreage.*  
**SUE WIEGAND TRUST**  
**RICHARD & SUE WIEGAND**  
Representing Attorney: Linn County Title Company, LLC  
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**Tuesday, Jan 23 - 11am**  
**Special Feeder Calf & Yearling Sale**  
80 bbwf hfrs 700lbs (pot load) Gabe Chiarottino  
80 bbwf hfrs 675lbs (pot load) Greg Beutenmiller  
130 bbwf str/hfrs 5-600lbs Eric Moots  
110 bbwf str/hfrs 5-700lbs Dylan Liebhart  
80 bbwf str/hfrs 5-700lbs Jim Baker  
80 bbwf str/hfrs 5-700lbs Pecos McCall  
70 bbwf str/hfrs 6-700lbs Marshall/HA Dougherty  
70 bbwf str/hfrs 5-700lbs Ross Angus Farms  
60 bbwf str/hfrs 6-750lbs Stacy Harder  
54 blk str/hfrs 6-800lbs Jason McHenry  
50 bbwf str/hfrs 5-700lbs Andrew Perry  
50 bbwf str/hfrs 5-700lbs Bob Myers  
50 bbwf str/hfrs 5-700lbs Terry Thomas  
50 bbwf str/hfrs 5-700lbs Jeremy Chiarottino  
45 bbwf hfrs 675lbs Joseph Lolli  
45 bbwf str/hfrs 5-700lbs Charlie Watson  
40 bbwf str/hfrs 5-650lbs Brian Hudson  
40 bbwf str/hfrs 5-700lbs Brian Henry  
40 bbwf str/hfrs 550-650lbs Scott Kitchen  
40 bbwf str/hfrs 5-700lbs Glen Marquette  
40 bbwf str/hfrs 450-600lbs Greg Jacques  
35 bbwf str/hfrs 5-700lbs Jon Chipman  
35 bbwf str/hfrs 5-800lbs Amos M Bornreger  
30 bbwf str 6-700lbs Roger Otto  
30 bbwf str/hfrs 5-700lbs Mitch Pieffer  
30 bbwf str/hfrs 4-600lbs Joe Gauthier  
30 bbwf str/hfrs 4-600lbs Steve Nemier  
25 bbwf hfrs 6-700lbs Clayton Jones  
25 blk str/hfrs 5-700lbs Ronnie Vaughn  
20 bbwf str/hfrs 6-700lbs Russel Kever  
20 bbwf str/hfrs 5-700lbs Steve Bell  
9 bbwf str 700lbs Tobie Miller  
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**Anabel Land Auction**  
Thursday, January 25, 2024 at 5:00 p.m.  
Rick and Sarah Clausner

38753 Mahogany Street, Anabel, Missouri  
Directions: From US Highway 63 at Anabel, turn South on State Highway V for approximately 6.8 miles then turn east on Mahogany for approximately 0.8 mile to the property location. Watch for signs.  
Auction Location: Scotty's Auction Barn & Event Center. 28251 US Highway 63 North, Macon, Missouri. From US Highway 36 travel approximately 2 miles North of Macon to Scotty's Auction Barn & Event Center on the West side of the highway. Watch for signs the day of the sale.  
Real Estate: We will be selling at auction this 57.57 acre more or less combination farm located at the intersection of Mahogany Street and Opal Street in Macon County, Missouri. The farm has approximately 30 acres tillable, two ponds with one being fully stocked and offers excellent hunting and wildlife viewing opportunities. There is a 50' x 100' pole barn and electricity and water located on the property. This would be an excellent location to build your future home or would make a nice retreat from your busy life. The land is currently cash rented with the current tenant willing to carry on with the agreement. Please call Scotty at 573-356-4405 to schedule your personal showing.





**DOWN PAYMENT:** 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Personal or Cashier's Checks will be accepted. This is "AS IS, WHERE IS" and is non-refundable. **CLOSING:** Closing shall be within 30 days of the auction date.

702119n

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**Friday, March 8th, 2024**

Consignments accepted until March 5th, at 5:00 P.M.



**NO RESERVE AUCTION.**

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## Prime Tillable Productive Combination Farm SHELBY COUNTY LAND AUCTION

County Road 2351 - Shelbyville, MO 64639

**21** \*\*Auction Conducted at Shelbina American Legion Hall\*\*  
520 E. Maple Street - Shelbina, MO 63468

**WEDNESDAY FEB 7TH, 2024 1 P.M.**

**Prime Private Combination Farm Consisting of 120 Acres +/- Shelby County!!**

Exact Acreage to be determined by Survey Prior to Auction - Farm is Located 2 1/2 Miles North of Shelbyville in Section 10, Township 58, Range 10 in Shelby County MO - **63.92 FSA Productive Cropland Acres** with Mexico/Leonard Silt Loam, Keswick Loam



Soils - Remainder in Woods Allowing for Great Deer & Turkey Hunting - Farm Lays Level with Slight Roll in Wooded Draws with Accessible Trails for Side by Side - 2015 Like New 40' x 80' Outbuilding for Equipment -



The Present Owners have Impeccably Maintained this Farm with Care and Dedication for 20 Years, Ensuring the Readiness for New Owners.

**Real Estate Terms:** To be 10% down Auction Day upon entry into Real Estate Contract with balance due and possession given at closing within 45 days. Real Estate Sells Subject to Owner Confirmation. All Announcements on Sale Day Take Precedence Over Any Advertising. See [www.landandauctions.com/shelbycounty](http://www.landandauctions.com/shelbycounty) for additional information.

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- Strong negotiation skills
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**Salary:** Base Plus Commission

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- No experience needed

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**Kirkville, MO:** Reliably commute or planning to relocate before starting work (Required)

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