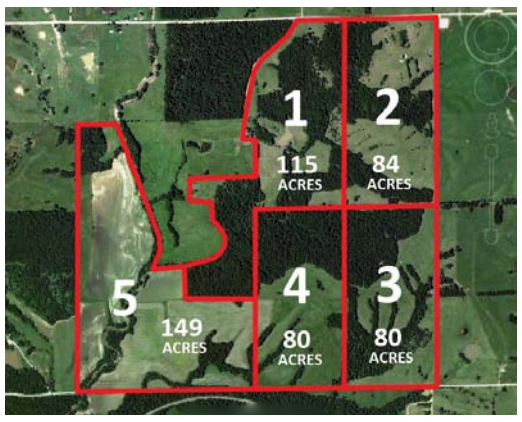
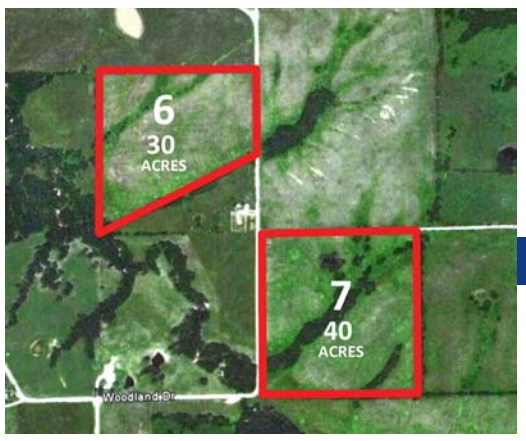
SMITH AUCTIONEERS, LLC. - BROOKFIELD, MISSOURI

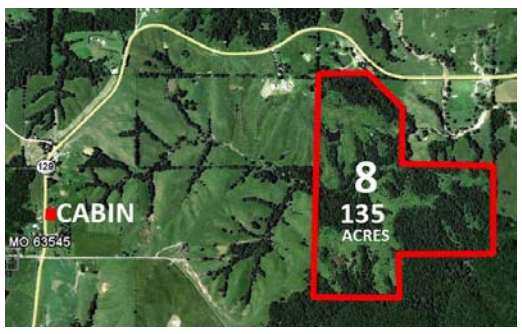
HUGE HUNTING & CROP LAND AUCTION

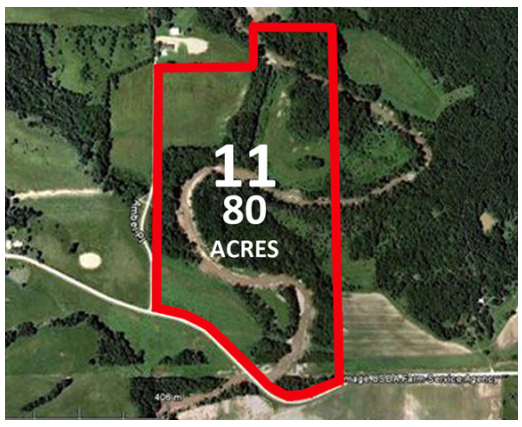
OCTOBER 8, 2011 10:30AM

1019 ACRES









AUCTION LOCATION: Smith Auctioneers Business Center • 502 S. State St., Brookfield, Missouri

DON'T MISS THIS OPPORTUNITY TO BUY HUNTING LAND IN THE LOCATION THAT SUITS YOU.

Tracts 1 - 5: New Cambria, Missouri – Linn County 508 acres easily accessible hunting and row crop tracts are located near U.S. 36 just 1 ½ miles west of New Cambria. This is a wildlife paradise with timber, creeks, ponds and crop land. These tracts are contiguous and will be sold choice tract. All acreages are estimates to the best of our ability without survey. All crop land is rented for 2011 with no leases in place for 2012. Buyers will have possession for hunting at closing.

- Tract 1: 115 acres – Bordered on the north by Badger Street, this diverse tract has 25 tillable acres scattered throughout. Dense timber, creeks and tillable meadows make this an excellent hunter. Primarily located in the W ½ NE ¼ of 3 - 57 -17.
- Tract 2: 84 acres – 44 tillable acres with balance in woods, this tract has several ponds and a building site. The old buildings have been removed, electric and water remain. Another excellent hunter with lots of character, including a ¼ acre pioneer/civil war era cemetery near the center of the south border that is excepted from the legal. Easily accessible and bordered by Badger Street on the north. E ½ NE ¼ of 3-57-17.
- Tract 3: 80 acres – This tract is bordered on the south by Brimstone Road and consists of 37 tillable acres with the balance in woods and draws. Can be generally described as the E ½ SE ¼ of 3-57-17.
- Tract 4: 80 acres – This tract is bordered on the south by Brimstone Road and consists of 41 tillable acres with most of the woods in the north part thereof. W ½ SE ¼ of 3-57-17.
- Tract 5: 149 acres – There are approximately 111 tillable acres on this tract which is divided by Brush Creek. There is a combination of bottom and hill type tillable land with timbered draws. This tract is bordered on the south by Brimstone Road. Located generally in the southwest part of section 3-57-17.

Tracts 6 & 7: Browning , Missouri - Sullivan County (Tract 6: 30 acres with 25 tillable. Tract 7: 40 acres with 30 tillable.) This is a great investment farm, highly tillable, gently rolling crop ground. These tracts are located just 1 ½ miles NE of Browning on Woodland Drive only ¼ mile apart. Tracts are not leased for 2012. In section 34 – 61-20.

Tract 8: Green City, Missouri - Sullivan County Hunting and hay land and cabin – 135 acres in Pennville area. 7 miles north of Green City on Hwy 129, this hunter has several nice ponds and 3 bedroom hunting cabin located on separate tract on 129 just 1 ½ miles down the road. In section 9-64-18 Sullivan County.

Tract 9: Milan, Missouri - Sullivan County If you like mostly timber tracts, for hunting or recreation, this is an excellent choice. 146 acres of nice timber with seven of the acres tillable for great food plots, balance woods and trails for those big deer and turkey. This is a really neat weekend retreat and hunting tract just 4 miles from town. This property features 24x30, 2-bedroom cabin located at the end of a 1/2 mile private lane! Property is in excellent condition, and is a turn-key setup for a hunting farm or weekend get-away. There are 3 ponds on the property all offering excellent fishing for Bass, Catfish, and Bluegill. There is rural water and electricity in the fully furnished cabin. There is also a metal pole barn garage on the property that has electricity. In section 33 - 63 - 20

Tract 10: Mercer, Missouri - Mercer County You won't be disappointed with this 80 acres of prime buck country this is the ultimate hunting property. Located just 3 miles SW of Mercer off of Desoto Avenue just West of Lake Marie. Adjacent to crop land and not far off Highway 65. W ½ 35-66-24.

Tract 11: Ethel, Missouri - Macon County 80 acre hunting tract with 14 acres of CRP. Creek runs through it. Great habitat. 4 miles west of Ethel.

GREAT HUNTING TRACTS WITH SIGNIFICANT CROP LAND INCOME POTENTIAL!

TERMS & CONDITIONS

- Property will be offered in individual tracts, then offered in combinations to arrive at the highest dollar possible.
- Registered buyers will be required to provide certified funds or letter of credit.
- 10% down day of sale payable to escrow and closing agent. Balance due at final closing on or before November 7th, 2011.
- Purchase contracts, title insurance and closing by Bill Phillips, attorney, Milan, Missouri.
- 2% Broker participation offered at this auction on the real estate. Any real estate broker who registers a successful bidder prior to the auction, who completes final closing, will receive a 2% commission at final closing.
- Announcements day of the auction take precedence over printed material or oral statements. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable.
- All acres are based on estimates. Actual acreage could be more or less. The prospective buyer should verify all information contained herein. Smith Auctioneers, LLC. represent the seller in this transaction.
- Sellers are highly motivated, but reserves the right to reject the final bid on any tract(s).

AWESOME DEER PHOTOS!!

GO ONLINE TO SEE MORE

ACTUAL PROPERTY PHOTO

Monster Bucks!

FOR MORE DETAILS, MAPS, PHOTOS, AND TERMS CALL 660-258-7351
OR GO ONLINE TO WWW.SMITHAUCTIONEERSONLINE.COM

2% Broker Participation

SMITH AUCTIONEERS, LLC.

• • • LICENSED AUCTIONEERS • • •

2% Broker Participation

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