
LAND AUCTION

100 +/- ACRES

of Smithville, Mo



-AUCTION TO BE HELD AT-
VFW Building
2607 NE State Route 92
Smithville, Mo 64089

FRIDAY
AUGUST 10th, 2012
Starting at 10A.M.

Property Description: This 100 acre +/- farm is a great piece of investment property with endless opportunities. Quiet country setting, yet minutes from town, makes this property the perfect setting to build your dream home for a rural residential homestead. It is currently being used as an Ag production with 88 of the 100 acres being farmed with a great cash rent income. Another 3 acres could easily be added, to make farming 91 acres, if desired. Main access is from the east side but has easement from the north off 138th St and the south side off 132nd St. The property is currently zoned as residential and could be turned into a subdivision, with ease. It is in the Smithville School District, which is known for its quality of standard in academics, and its sports programs. Don't miss out on a rare opportunity to own a great piece of property.

Legal: Refer to Sale Bill- Exhibit "A" on our website for full description. www.TalleyAuctions.com

Taxes:

Terms: Buyer must register and have a bank pre-approval letter or proof of certified funds. Buyer must provide 10% down on the day of the sale. There will be no contingencies on financing, and closing must be on or before 30 days of sale. Close no later than 30 days after auction date.

Auctioneer:

Kenny Tromp (816) 304-8771

Announcements day of sale take precedence over all other material printed, online, or otherwise.

Dirk Talley (913) 231-0098 (cell)
Broker

Chris Higgins (816) 985-4943 (cell)
Agent