

TIMED ONLINE

Land Auction

Mercer County, Missouri

OPEN HOUSE:
December 15
from 1-2PM

Princeton, Missouri

CLOSES: WEDNESDAY, DECEMBER 29, 2021 AT 1PM

Land is located 5 miles northeast of Princeton on Highway 136, then 3 miles east on Flamingo Street, which turns into Florence Street to 27140 Florence Street, Princeton, MO

278.32 Deeded Acres M/L – Sells in 1 tract

Take a look at this farm with pasture, hay ground, CRP income and timber, perfect for a cow/calf farm with hunting and recreational activities. The farm has five total ponds with two stocked ponds with cattle waterer. Mature timber with walnut, oak & cottonwood trees. The property includes an uninhabitable home, along with a 24'x40' detached garage, 10'x12' shed, 5,000 bu. grain bin, (3) 1,000 bu. grain bins and other smaller outbuildings. Property has 3 natural springs & electricity on the property. Rural water & broadband internet are available.

The land is pasture/hay ground with FSA indicating: 201.57 acres tillable of which 19.51 acres are in the CRP program. Majority soil types on the tillable include: Adair, Gara & Armstrong

Located in Sections 23, 24, 25 & 26, Ravanna Township, Mercer County, Missouri.

ROBERT L. & DONNA J. GIBSON REVOCABLE LIVING TRUST AND MICHAEL D. & JONI D. GIBSON

Attorney – Chapman and Cowherd, PC, 903 Jackson St., Chillicothe MO 64601, 660-646-0627

Closing & Title Company – Mercer County Title Company,

604 ½ W Main St, Princeton, MO 64673, 660-748-3822

Contact Terry Hoenig of Steffes Group, 319.385.2000 or 319.470.7120



319.385.2000 | SteffesGroup.com

    **Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA**