

Lost Creek Land Company LLC.
Wilbur Lee Stelzer Estate

Auction

1:00 PM
Saturday
Jan. 27, 2024
Live Auction

548 NW 45th Ave. Trenton, MO

From Hwy 65 & junction a, take Hwy a west & north for 7.5 Miles to gravel road 85th NW, go west on 85th for 1 mile to 45th Ave., turn right on 45th Ave and follow it to sale site.

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.



Track #1 - 10 acres m/l

A real nice ranch style home, 3 bedroom, 2 bath with walk-in showers. This home has a total 1898 sq. ft. of living space. A partial basement 1739 sq. ft. dining room 299 sq. ft. kitchen 132 sq. ft. with nice cabinets, all appliances stay with home, formal sitting room 198 sq. ft. with large picture window dining room has walk out entrance to patio and large picture window, bedrooms have closets, basement is nice and dry with 2 newer electric, hot water heaters (in 2020), forced air furnace and air conditioning (2016), home has a formal den 394 sq. ft. with French doors leading out to patio. Home has been well cared for, including a 3 bay car garage detached with electric opener and 36" walk-in door. 40'x47' red iron structure shop all steel with red steel exterior tin. This contains a 6'x11' bathroom. Shop has a 504 sq. ft. mezzanine overhead work area. All concrete floors are well insulated and have LP radiant heat sources. Also has a welders ventilation hood in the corner, a 14'x24' garage door and 12'x12' garage door both have electric openers. The shop has 3 phases electric.

Machine shed - A red iron all steel structure machine shed with white metal exterior, 16' tall x 24' wide opening on south side and 37' wide, 16' tall opening on east side. Building is 125'x65' (Real Nice)

Hay barn - also a red iron structure all steel building 50'x100' with white metal exterior enclosed on 3 sides, open to the east (Real Nice).

120,000 Bushel grain storage and grain leg see website, pictures, this is a 3 phase system.

Track #2

178 ac m/l consisting of a track of land containing 178 ac m/l. This tract has 154 m/l ac tillable and also includes one large pond and one small pond. This tract is extremely fertile silt loam soils on bottom land, with good road frontage and very easy access. Land has been very well maintained and will be ready to put crops in 2024. Plat book map section (3) township (62N) - Range (25W).

Auction Note: Anyone needing to see house and buildings call Norman Ropp 660-247-1914 at Ropp Auction

David Peck 573-268-8727 Farmers National Company



www.roppauctions.com

Conducted by

Ropp Auctions



Auctioneers: Norman Ropp 660-247-1914 & Richard Yoder

David Peck 573-268-8727

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