



Carroll County, Missouri LAND AUCTION

THURSDAY, NOVEMBER 21ST, 2024 • 1:00 PM

**AUCTION TO BE HELD AT THE GOPPERT COMMUNITY CENTER:
201 S. PINE STREET, NORBORNE, MO 64668**

**168
ACRES ±
SELLING AS
3 Tracts**

**TRACT 1 - NEARLY 100% TILLABLE
CARROLL COUNTY BOTTOM GROUND!**

Tract 1 is located approximately 3 miles south of Carrollton, MO or approximately 9 miles north of Waverly, MO just off State Hwy 65. The farm is further described as being located in Section 20, T52N-R23W, Wakenda Township, Carroll County, Missouri.

Tracts 2 & 3 are located approximately 3 miles northwest of Mandeville or approximately 20 miles north of Norborne. MO. Land is further described as being located in Section 1, T54N-25W, Fairfield Township, Carroll County, Missouri

Make plans now to participate in this upcoming Carroll County, MO land auction. The auction contains a total of 168 acres ± and will be sold in 3 tracts. Tract 1 represents nearly all-tillable highly productive Missouri river bottom land and is conveniently located within easy access to local grain markets. Tracts 2 & 3 represent highly productive tillable farmland, CRP acreage and excellent hunting/recreational opportunities. The farms will sell free and clear for the 2025 farming season. Farmers and Investors, a great opportunity as these tracts will sell to the "top bidder" at public auction.

LIVE ON-SITE AUCTION WITH LIVE ONLINE BIDDING!

**DETAILS, MAPS, & PHOTOS AVAILABLE ONLINE AT:
www.TeterAuction.com**

GOETTING - SELLER

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**FOR ADDITIONAL INFORMATION, CONTACT AUCTION MANAGER:
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