1978-2018

FRIDAY | OCT 19TH, 2018
10:00 AM

SEWELL AUCTION SERVICE

660-646-8630

NO RESERVE REAL ESTATE AUCTION

Auction Location: 615 South Washington St., Chillicothe, MO

(Old Orscheln's Building next to Cricket Wireless)

Property Location Address: 15081 Liv 424, Chillicothe, MO

1 Mile West of Avalon curve on Hwy 65 South of Chillicothe

Over 200 Acres in 3 Tracts in Livingston County Missouri

TRACT 1: **9 Acres in Sect 21-T56-R23**– A beautiful brick home built in 1996 that sits on 9 acres M or L. The house features approx. 2000 sq ft main floor equipped with: living room, dining room, kitchen/dining area, master bedroom with full bath, office, full bathroom and laundry room. Features of the main floor include: Custom cabinets with built-in buffet, gas range, dishwasher, garbage disposal and ceiling fan in the kitchen; Fireplace and ceiling fans in the living room; built-in cabinets and ceiling fan in the office; Tray ceiling and ceiling fans and a walk-in closet in the master bedroom and double sink, jetted tub with separate shower in the master bathroom. The second story approx. 1000 sq ft is equipped with: 2 bedrooms with ceiling fans, bonus room with ceiling fan, full bathroom and attic space. The basement approx. 2000 square ft features a walk-out patio, second laundry room, partially finished full bathroom and second fireplace. The exterior of the home features: covered front porch, partially covered back deck (about 1000 sq ft) and six-panel wooden doors. The entire house has copper plumbing and a heat pump with propane back up was installed in 2017. **Out buildings Include:** A 60 x 80 barn with metal siding and sliding doors. **Other Features Include:** Livestock pens, board fence and nice pond

OPEN HOUSE
SUNDAY • 9/23/18
3-6PM

TRACT 2: **157 Acres in Sect 21-T56-R23:** 157 acres M or L of prime cattle pasture and hay ground; including 4 excellent fenced ponds, some with waterers. A large portion of this farm was in crop production when the Koch's purchased it approximately 25 years ago. Much of the fence was replaced when they purchased the property. This would make an excellent cattle farm or could row crop much of it. Currently under pasture lease for 2018 and 2019 at $60 per acre.

TRACT 3: **37.6 Acres in Sect 20-T56-R23**
37.6 acres M or L of mostly open pasture/hay ground with 2 nice ponds and fenced all around. Also features a large concrete pit silo that looks to be in good condition. Excellent livestock farm. Currently under pasture lease for 2018 and 2019 at $60 per acre.

For viewing, call
Bill & Phyllis Koch, Owners at 660-247-0232
or Auctioneer Lonnie Sewell at 660-646-8630

NAA Auctioneer

Terms: Possession given at signing of the Real Estate Contract. An Escrow deposit for 10% of the bid price will be collected. Close in 60 days. Seller will furnish a good Title in the form of Title Insurance. Seller will pay all of 2018 taxes.

To view full sale bill visit: WWW.SEWELLAUCTIONSERVICE.COM