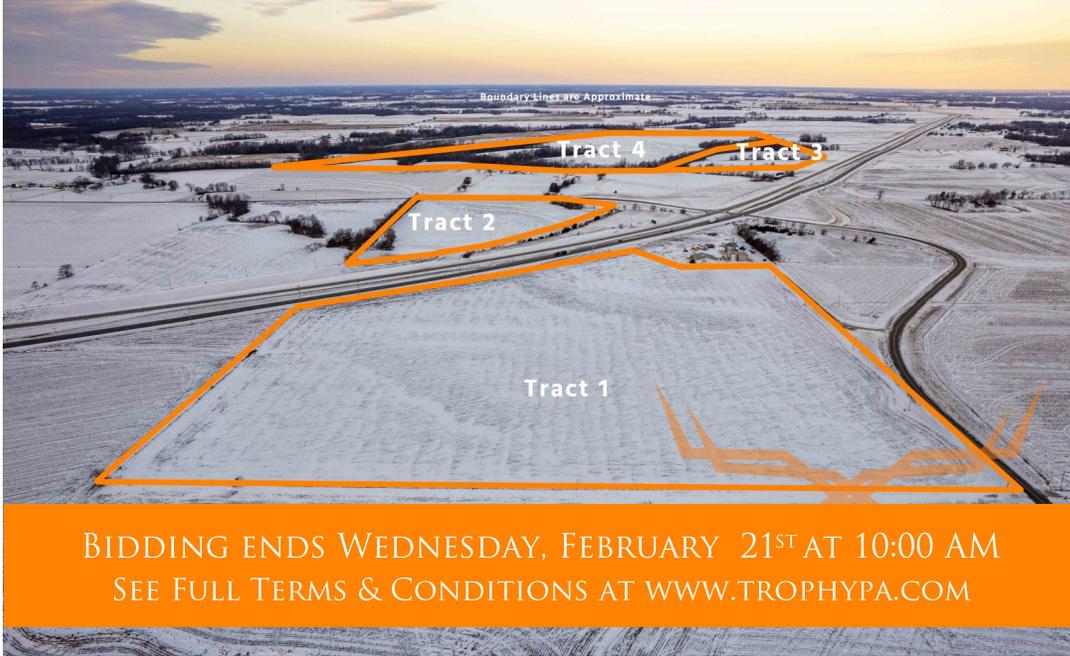


Pike County Missouri Land for Sale at iAuction - Kerns Century Farm

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:
00 Hwy 61
Bowling Green, MO 63334

ACRES: 218.7
COUNTY: Pike

AUCTION DETAILS:

Bidding Ends Wednesday, February 21st at 10AM.

Sellers: Leo & Marsha Kerns, Virginia Faye Inlow, and Leverenz Brothers

Welcome to the Kerns Century Farm in Pike County, MO just south of Bowling Green on Highway 61. This 218.7 acres are being offered in 4 tracts and represents some of the finest tillable land in the area. The Farm Service Agency figures there to be 182.80 acres of cropland with the balance in woods, waterways, and 2 small ponds. Along with the highly productive cropland this land offers some excellent hunting, recreation, and homesites. The farm is being sold free and clear of any and all tenants and leases. Location, Location, Location! Opportunities like this rarely come along in this area. Don't miss out! It could be another 100 years before this land is offered to the public.

Tract 1: 35.6 acres of highly productive cropland consisting of Class "A" soils Putnam and Mexico silt loams. Highway 61 frontage with Cuivre River Electric and rural water nearby.

Tract 2: 18 acres of highly productive cropland consisting of Class "A" soil Mexico silt loam. Highway 61 and Highway HH frontage with Cuivre River Electric and Ameren Electric and rural water nearby.

Tract 3: 28.2 acres of highly productive cropland consisting mostly of Armstrong 3-7 loam and Mexico silt loam. Approximately 23 acres of terraced tillable land with the



PRESENTED BY:

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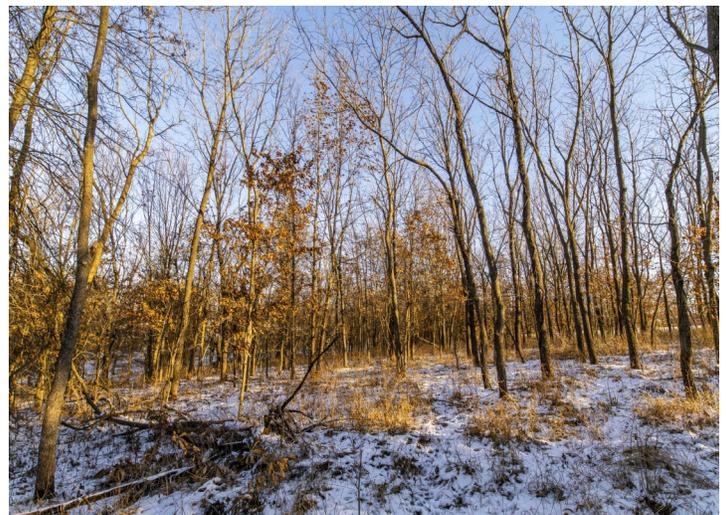
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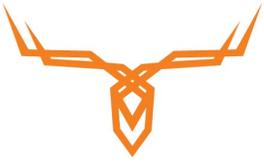
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balance in wooded draws. Highway 61 frontage with Ameren Electric and rural water nearby.

Tract 4: 136.9 acres of highly productive cropland consisting mostly of Mexico silt loams and Armstrong 3-7 loam. Approximately 100 acres of tiled and terraced tillable land with the balance in wooded draws and 2 small ponds stocked with bass and bluegill. This tract offers good hunting, recreation and homesites. Ameren Electric and rural water nearby.



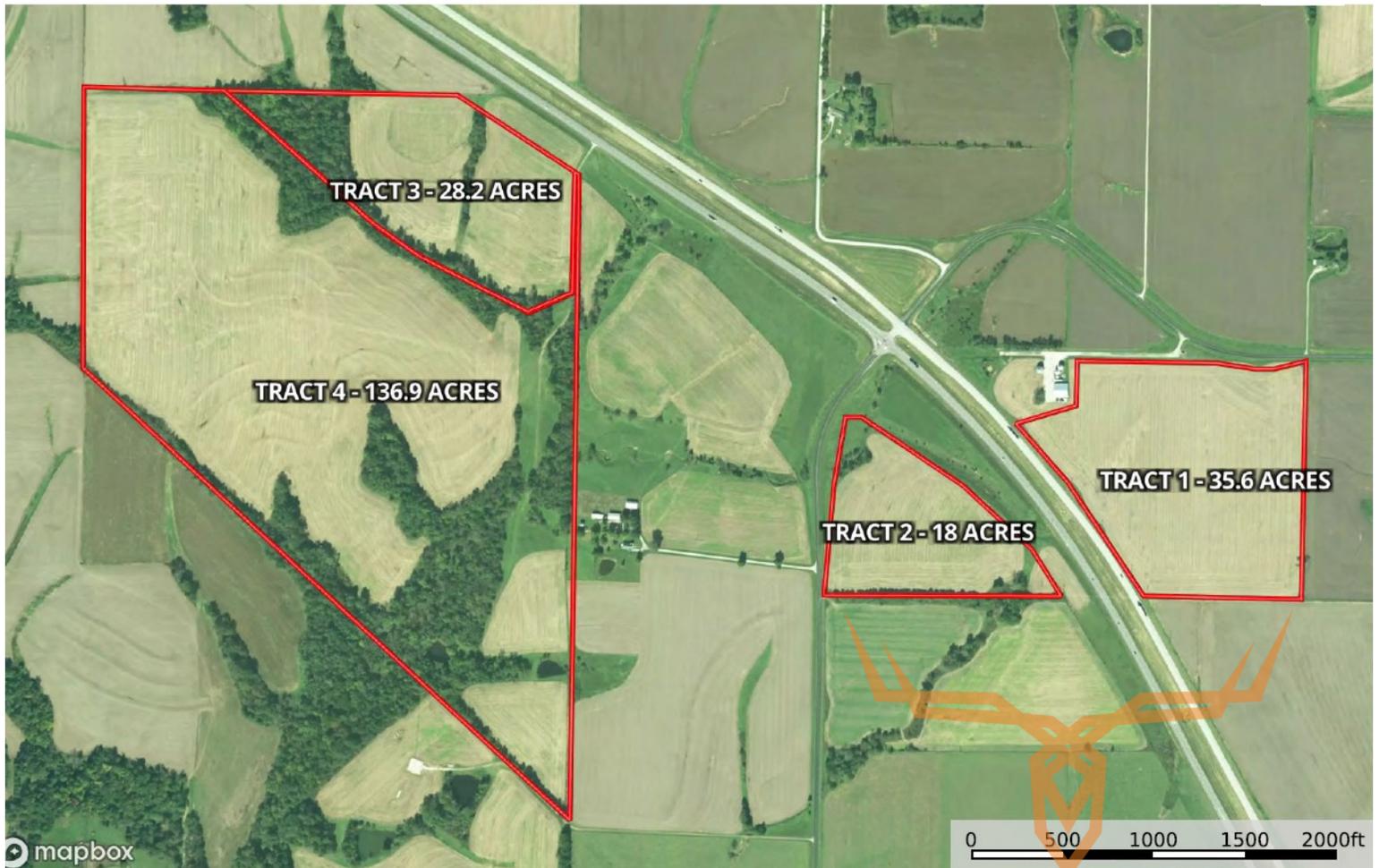
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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