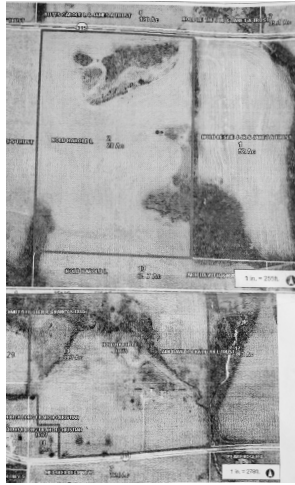


LIVE AND ONLINE  
**REAL ESTATE  
AUCTION**

**SATURDAY, JANUARY 22ND, 2022 @ 1:00 PM**  
**(STONE CREEK CONFERENCE CENTER)**  
**1201 N WOODBINE RD, ST JOSEPH, MO**

OPEN HOUSE SUNDAY,  
JANUARY 9TH @ 2 PM TO 4 PM  
**REAL ESTATE: IS LOCATED 4 MILES NORTH OF AVENUE CITY**  
**ON RT D TO COUNTY RD 311, AND 1 MI EAST TO 16561**  
**TO SETTLE THE ESTATE OF THE LATE HAROLD L. & MARY E. NOLD**



**(TRACT 1)** COUNTRY LIVING AT ITS BEST 40 ACRE FARM W/ RANCH STYLE 1120 SQ FT HOME WITH 440' ATTACHED 2 CAR GARAGE, 3 BEDROOMS, 1 BATH, LIVING ROOM, KITCHEN, CENTRAL AIR, FORCED AIR LPG FURNACE, STORM WINDOWS, PATIO, FULL BASEMENT, BLDGS 2 INCLUDE 28' X 60' SHOP - WITH CONCRETE FLOOR, 12' X 20' DETACHED GARAGE, 50' X 24' SHED, CHICKEN HOUSE, SEPTIC SYSTEM, REC ELECTRIC, RURAL WATER, SAVANNAH R-3 SCHOOL, LAND IS COMPRISED PASTURE, TREES AND FARM GROUND  
TAXES \$947.22

**(TRACT 2)** 28 ACRE TRACT OF LAND LOCATED IN SOUTHEASTERN ANDREW COUNTY. THE SUBJECT HAS 22.51 OF CROPLAND WITH THE REMAINING 5.49 ACRES IN ROADS, TIMBER AND WASTE, THE TRACT IS BORDERED BY COUNTY RD 315 ON ITS NORTH BOUNDARY AND IT PROVIDES ACCESS TO THE SUBJECT PROPERTY. THERE ARE NO BUILDINGS ON THE SITE. THE SUBJECT IS LOCATED 8 MILES SOUTH EAST OF SAVANNAH, JUST EAST OF D HIGHWAY. DUE TO SUBJECT'S LOT SIZE, ITS HIGHEST AND BEST USE IS AS A FUTURE RESIDENTIAL BUILDING SITE. 2021 TAXES \$76.90

**SHOWN BY APPOINTMENT ONLY. TO VIEW OR FOR MORE INFORMATION ON TRACTS CONTACT 816-387-7955**

**TERMS** 10% DOWN (NON-REFUNDABLE) DAY OF SALE, SIGN A LEGAL REAL ESTATE CONTRACT, CLOSING IN 30 DAYS. CLOSING AT FIRST AMERICAN TITLE IN ST. JOSEPH, MO. STATEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL ADVANCED ADVERTISING. ABSOLUTE SALE. SELLS WITH NO RESERVE. IN ORDER TO SETTLE THE ESTATE OF HAROLD & MARY

**Glenda Bush**

**Don Nold**

**Carl Nold**

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