

# LAND AUCTION

**290 ACRES M/L**

**SAT. JUNE 27 AT 2:00 PM**

**AUCTION TO BE HELD AT AMERICAN LEGION BUILDING  
1615 FIRST STREET • KENNETT, MO 63857 (ACROSS FROM WAL-MART)  
GPS ADDRESS: 8346 COUNTY ROAD 709 TREASURE ISLAND COMMUNITY**

**PHYSICAL ADDRESS FROM COTTON PLANT 4 WAY STOP: TAKE STATE HIGHWAY 164 EAST 3 MILES PAST FLOODWAY  
DITCHES, TURN NORTH ON COUNTY ROAD 790. FARM IS 1.5 MILES ON EAST SIDE OF ROAD**

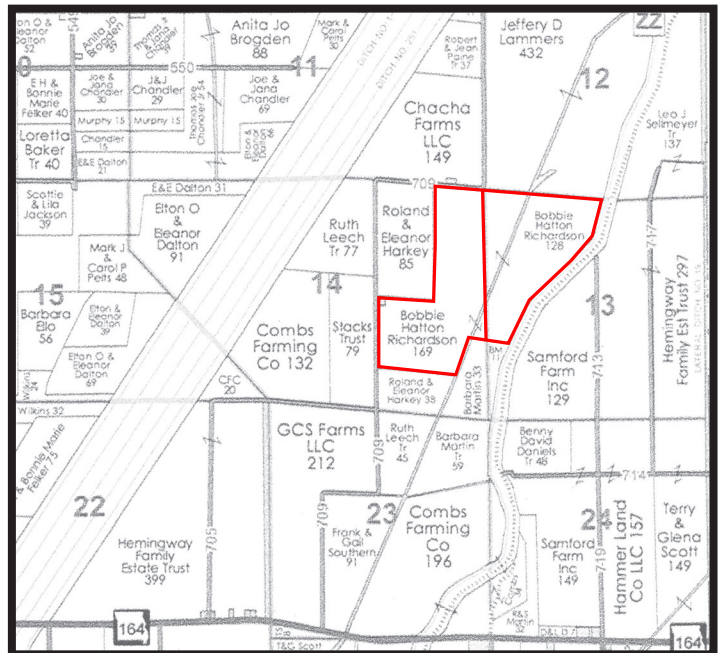
**FROM RIVES, MO: GO WEST 2.5 MILES TO COUNTY ROAD 790 WATCH FOR SIGNS ON STATE HIGHWAY 164**

**THE FARM LEGAL DESCRIPTION  
W1/2 SEC 13 T 17N R9E LYING N & W OF  
ELK CHUTE DITCH EX SW1/4**

**SEC 13 TWP 17 RGE 9 LT: RL  
PARCEL 18-06. 1-13-000-000-002.000000  
E1/2 NE1/4; SE1/4 EX S RLY 2051.79 LYING E OF DITCH 79 &  
EX S 1016.1 LYING W OF DITCH 79 & EX S 217.8 OF N 250.8  
OF 210' OF W240 NW SE**

**SEC 14 TWP:17 RGE 9 LT:RL  
PARCEL 18-06.2-14-000-000-001.000000  
S217.8 OF N 250.8 OF E 210 OF 230 NW SE (8346 CR 709)**

**SEC 13 TWP: 17 RGE:9 LT: RL  
PARCEL 18-06.2-14-000-000-008.000000**



**6% BUYER'S PREMIUM WILL BE ADDED TO ESTABLISH TOTAL SELLING PRICE. SUCCESSFUL BIDDER WILL PAY 10% DOWN  
DAY OF AUCTION. REMAINDER AT CLOSING, 45 DAYS OR LESS. BUYERS PREMIUM PAID AT CLOSING TO THE AUCTION  
COMPANY. SELLERS WILL SPLIT CLOSING COST AND TAXES FOR 2026. TITLE INSURANCE ISSUED AT CLOSING.  
POSSESSION OF THE FARM WILL BE THE DAY OF CLOSING. PLEASE TAKE A DRIVE OUT & INSPECT THIS LAND!!!**

**AUCTIONEER NOTES: Ladies and gentlemen this is a once in a lifetime farm. It has electric on the county  
road and one service pole on farm. A pond and slough, old ditch number 79 goes thru it along with four 2  
inch wells. The farm joins The Elk Chute Ditch. HUNTERS DREAM HERE!!! Farm has been in the Richardson  
family since 1955!!! Lots of potential here!!! Thanks Danny, Ronda, Landon & Crew!!!!!!!**

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