

Land Auction - Beautiful SW Missouri

220 Ac. +/- At 1642 Lawrence 2165, Wentworth, MO



Online Bidding Ends: Thursday, June 18th at 12:30 pm

Open House/Preview: Saturday, June 6th, 11:00 a.m. - 1:00 p.m.

220 +/- Acres Offered In Combinations & The Entirety

Tract 1: 20 +/- Acres With A Newer 30' x 40' Workshop With Concrete Floor, Electric & Lean To; Two Poultry Barns & A Post Framed Building; Older 2 Bedroom, 1 Bath Home – Needs Repair

Tract 2: 120 +/- Acres With 1,000 Sq. Ft. Cabin In The Woods With Electric, Well Water & Out-building Overlooking 90+ Ac. Pasture & Lake; 28' x 70' Post Framed Building Open To South

Tract 3: 80 +/- Acres With Harvestable Timber & Beautiful Spring Fed Center Creek!!

Directions: Located Just South of I-44, Approx. 30 Mi. East of Joplin or 45 Mi. West of Springfield At Exit 33/Lawrence 1010. South On Lawrence 1010 for 2 & 1/2 Mi. to Left On Lawrence 2165 for 7/10 Mi. to Property On Left.

Terms: \$10,000.00 (Non-Refundable Earnest Money) Down Per Tract Day Of Auction. Remaining Balance Due Within 30 Days. A 6% Buyer's Fee Is Applied To Final Bid. Realtor Participation Welcomed. Realtors and their clients must fill out buyer / broker registration form 48 hours in advance of auction ending. This is NOT required for persons bidding without realtor representation. We do not offer a fee, if you are a licensed real estate agent and buying for yourself. No Exceptions!



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Tract 1 – 20 +/- Acres (Open & Wooded)

House: 29' x 25' with 7' Covered Rear Porch, 2 Bedrooms, 1 Bathroom, Upstairs Loft, Eat-In Kitchen, Unfinished Walkout Basement (Concrete Foundation), Needs Major Restoration.

Special Features: Lots of Cherry Trees in Orchard Area, Garden Spot & Harvestable Timber, per seller

Newer Workshop: 30' x 40' With 10' Lean-To – Concrete Floor, Insulated Roof, Electric, (2) 8' x 10' Overhead Doors, 36" Walk Door, Wood Framed With Metal Siding, Water Outside

Post Framed Building Behind House: 20' x 40' - Workshop Area (20' x 20') with Concrete Floor; 2 Open Bays (10' x 20')

Poultry Barn (Nearest Road): 42' x 200' – Dirt Floor, Metal Exterior, Wood Frame

2nd Poultry Barn: 42' x 200' Dirt Floor Plus Attached Storage Room: 12'6" x 26'6" with Concrete Foundation, Metal Siding

Special Features: Lots of Cherry Trees in Orchard Area, Garden Spot & Harvestable Timber, per seller

Parcel No.: 14-4.2-19-000-000-005.000; **2019 Taxes:** \$400.64; **Home Built:** 1942, per Lawrence Co. Assessor

Legal Description: The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Twenty-seven (27), Range Twenty-eight (28).

Tract 2 – 120 +/- Acres (Approx. 90 ac. Pasture)

Post Framed Building: 28' x 70'4" – Metal Exterior, Dirt Floor, Open To South, 10' Wide Sliding Door On East And West Sides

Cabin In The Woods Overlooking Pasture & Lake: 27' x 40' – Well Water And Electric, 6' x 24' Front Deck, Concrete Block Foundation, Stone Fireplace With Wood Stove, Loft Area, Full Bathroom With Tub, Partial Paneling Walls, Kitchen, Metal Roof, Partial Wood Siding, Concrete Block Entry With Dinner Bell

Garage: 14' x 27' – Concrete Block Foundation, Wood Siding, Sliding Double Door, Window, Well House Inside Garage (well pump may need repair, per seller)

Special Features: Bald Eagles Nest & Harvestable Timber, per seller

Parcel No.: 14-4.2-19-000-000-002.000; **2019 Taxes:** \$483.41; **Cabin Built:** 1970, per Lawrence Co. Assessor

Legal Description: The West One-half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), except the South One-half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), and also except ten (10) feet off of the East Side thereof; The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Nineteen (19); and the East One-half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Nineteen (19); All in Township Twenty-seven (27), Range Twenty-eight (28) Lawrence, County, Missouri.

Tract 3 – 80 +/- Acres (Heavily Wooded)

Spring-Fed Creek Through Tract & Harvestable Timber, per seller

Parcel No.: 14-4.2-18-000-000-009.000; **2019 Taxes:** \$33.20

Legal Description: All of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Eighteen (18); The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18). And The North Fifty (50) feet of the South One-half of Lot Numbered Two (2) of the Southwest Fractional Quarter (SW Frtl 1/4), otherwise described as the North Fifty (50) feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) in Section Eighteen (18), Township 27, Range 28, Lawrence County, Missouri.

General Information

Schools: Pierce City, per Lawrence County Assessor; **Zoning:** None, Per Lawrence County Website

Utilities: **Electric:** \$99.00 – 12 Month Average Vacant Usage For House And Cabin, per Ozark Electric Co-Op; **Well Water:** Deep well at house in basement (working order per seller); Deep well at cabin in detached garage (pump may need repair, per seller);

Sewer: Unknown, Per Seller

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