



VIRTUAL LIVE ONLINE DADE COUNTY, MISSOURI REAL ESTATE AUCTION

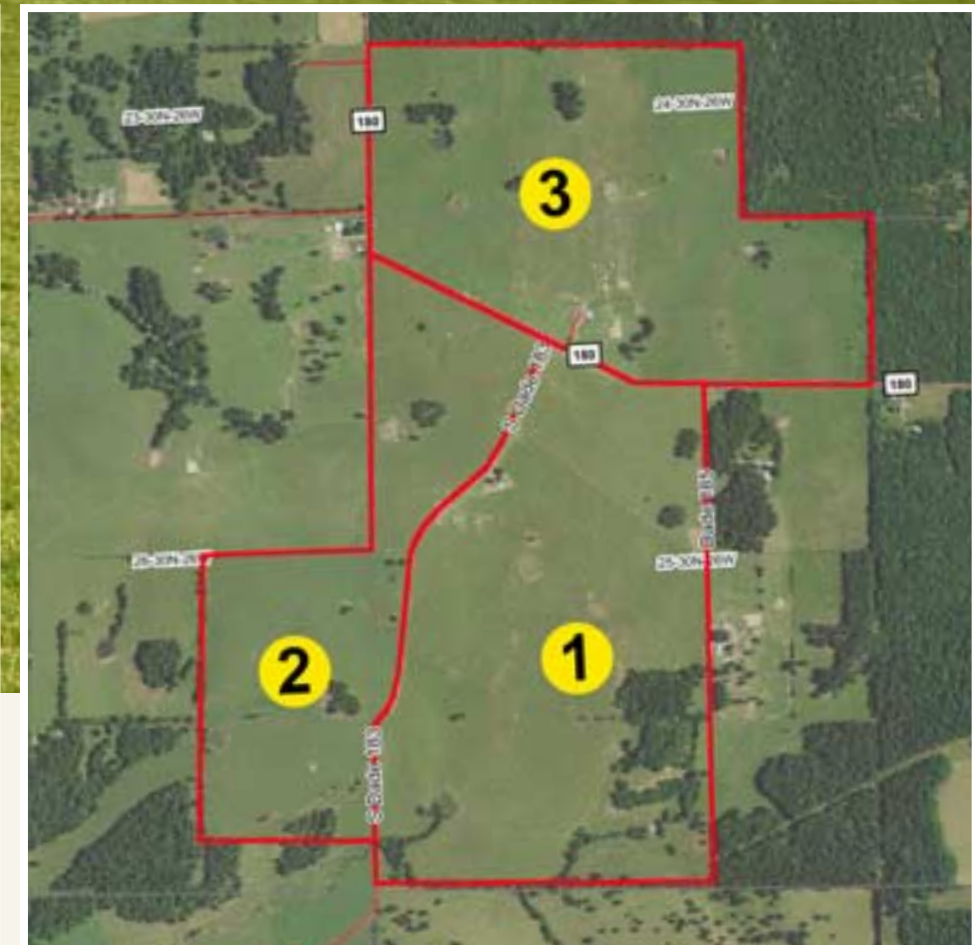
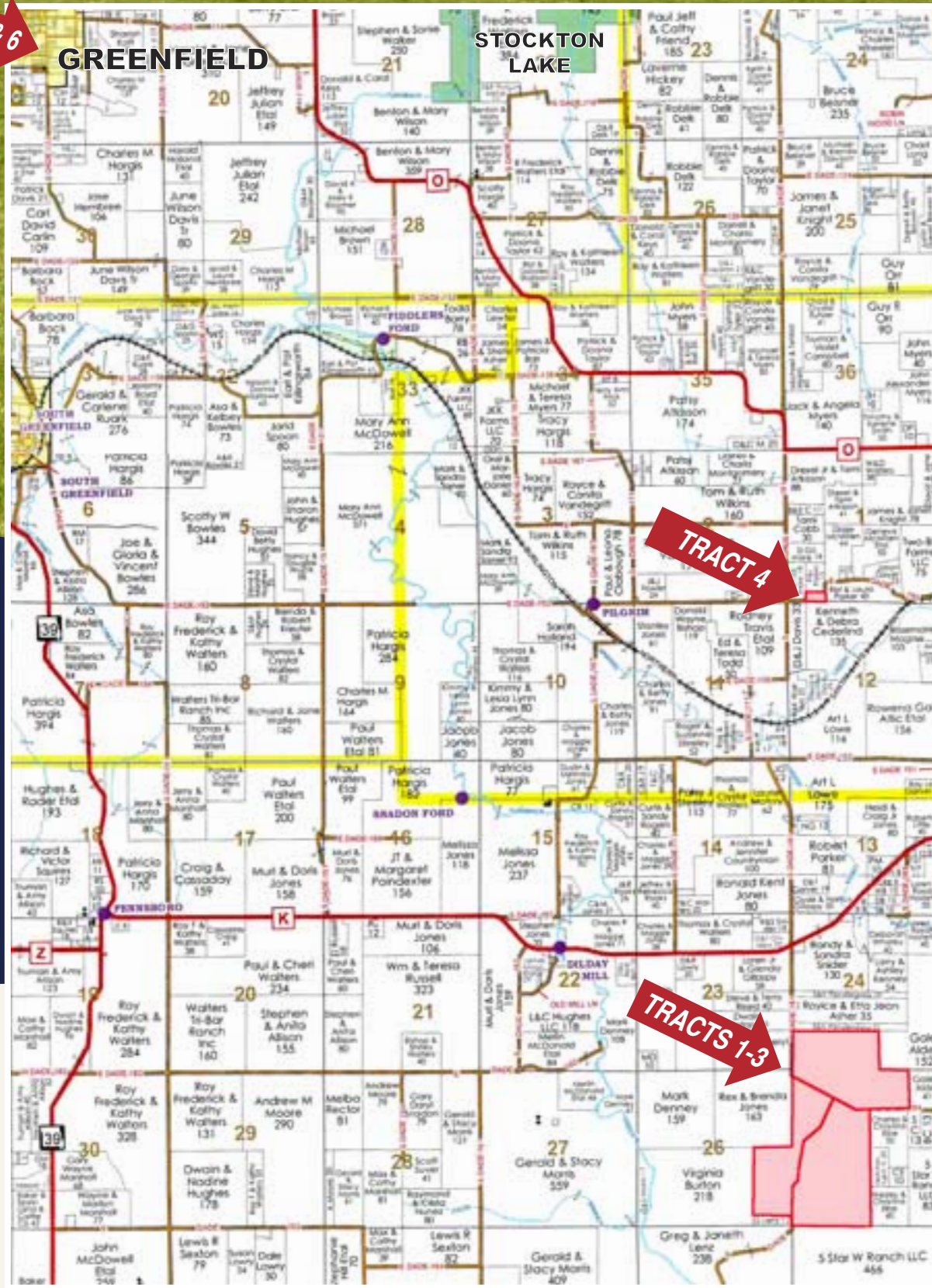
525 ACRES± • 6 TRACTS (TRACTS 1-4 SUBJECT TO SURVEY)

Auction to be conducted as a virtual, online auction. No internet buyer fees! No on-site bidding permitted.
If you need assistance with internet bidding, please contact our office at (844) 847-2161. Thank you.

**TUESDAY,
AUGUST 31, 2021
AT 10:00 A.M.**
(REAL ESTATE)
12:00 NOON
(PERSONAL PROPERTY)



TRACTS 5 & 6



**NO-RESERVE
TIMED ONLINE
PERSONAL PROPERTY AUCTION**
ITEMS BEGIN CLOSING
**TUESDAY, AUGUST 31ST
12:00 NOON!**



LOCATION AND GENERAL INFORMATION

LAND IS LOCATED IN SECTIONS 24, 25 & 26, T30N•R26W, SOUTH TOWNSHIP AND SECTION 1, T30N•R26W, PILGRIM TOWNSHIP. ALSO RESIDENCE AND GARAGE IN GREENFIELD, MO ALL LOCATED IN DADE COUNTY, MO.

TRACTS 1-3: FROM GREENFIELD, MO TAKE HWY. 39 SOUTH APPROXIMATELY 6 MILES TO HWY. K, THEN EAST APPROXIMATELY 4.5 MILES TO SOUTH DADE 181, THEN SOUTH 1 MILE TO FARM. (BE WATCHING FOR PRESALE DIRECTIONAL SIGNS).

TRACT 4: FROM GREENFIELD, MO TAKE HWY. 160 EAST APPROXIMATELY 1.5 MILES TO HWY. O, THEN SOUTH APPROXIMATELY 5 MILES TO SOUTH DADE 181, THEN SOUTH 1 MILE TO EAST DADE 152, THEN EAST 1/4 MILE TO FARM.

TRACT 5: 201 N. MAIN ST., GREENFIELD, MO (RESIDENCE)

TRACT 6: 101 N. MAIN ST., GREENFIELD, MO (COMMERCIAL WAREHOUSE/SHOP)



TRACT 5



TRACT 6

OPEN HOUSE
SAT., AUGUST 14TH
11:00 A.M. - 2:00 P.M.
201 N. MAIN ST.
GREENFIELD, MO

**COMPLETE LISTING
ON REVERSE SIDE!**

MICHAEL BENNETT ESTATE

AUCTION MANAGERS: LAND - BILL FRETWELL (660) 341-7735 & PERSONAL PROPERTY - CODY HOLST (217) 242-8747



REPRESENTING ATTORNEY:
The Law Offices of BJ Richardson
3010 E. Battlefield Road, Suite A | Springfield, MO 65804
(417) 234-1874
TITLE WORK BY:
Russell Abstract Title Co.
6 S. Main Street | Greenfield, MO 65661 | (417) 637-2414



SULLIVAN AUCTIONEERS, LLC • TOLL FREE (844) 847-2161
www.sullivanauctioneers.com • Lic. #444000107 • Email sold@sullivanauctioneers.com

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REAL ESTATE AUCTION

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GREENFIELD, MO



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REAL ESTATE AUCTION

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TRACT INFORMATION

TRACT 1 • 210 ACRES± (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 184.31 acres of productive farmland.
- Soil types: Goss, Pomme & Secesh.
- Land represents excellent productive improved pasture land with the balance in ponds, wooded draws & timbered areas. Livestock working pens & load out are located on the west side next to County Road 183. Deep well located on this tract services livestock waterers on Tracts 1 & 2. Tract 2 will have a shared usage agreement with deep well on Tract 1.
- Access from the west by County Road Dade 183.

TRACT 2 • 125 ACRES± (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 116.31 acres of productive farmland.
- Soil types: Goss, Sonsac & Wilderness.
- Land represents productive improved pasture land with the balance in ponds & small timbered areas. Livestock waterer located on this tract will have shared usage agreement with Tract 1.
- Access from the east by County Road Dade 183 & from the north by Dade 181.

TRACT 3 • 185 ACRES± (SUBJECT TO SURVEY)

- FSA figures should indicate approximately 172.88 acres of productive farmland.
- Soil types: Goss, Hartville & Viration.
- Land represents well maintained improved pasture land with the balance in ponds and small timbered areas. Tract is improved with a 28x40 barn with 14x40 overhang on each side. Other improvements include a 40x20 quonset building, 10x12 utility building as well as a small grain bin. Deep well located on this tract services a livestock waterer on this tract (Tract 3) as well as a livestock waterer located on Tract 1 and will have a shared usage agreement.
- Access from the south & west by County Road Dade 181.

TRACT 4 • 5 ACRES± (SUBJECT TO SURVEY)

- **505 E. DADE 152 • EVERTON, MO 65646**
- Land represents a very well located building site just a short distance from Hwy. O.
- Tract sells with a 1991 Redman 16x76 manufactured home.
- Tract includes deep well, electric as well as septic system.
- Access from the south by County Road E Dade 152.

REAL ESTATE AUCTION MANAGER:
BILL FRETWELL
(660) 341-7735

TRACT 5 • RESIDENCE

- **201 N. MAIN • GREENFIELD, MO 65661**
- This large corner lot (approximately .296 acres) is improved with a well maintained 1912 built, 1 1/2 story, 3 bedroom, 2 bath residence with total living area of 2,716 sq. ft. Home includes spacious living room, formal dining room, office area, 104 sq. ft. open porch, 168 sq. ft. enclosed porch as well as 198 sq. ft. deck. Other improvements include a 12x24 shed & a 20x24 carport.

TRACT 6 • COMMERCIAL (WAREHOUSE/SHOP)

- **101 N. MAIN • GREENFIELD, MO 65661**
- This corner lot (approximately .139 acres) is improved with a 1,893 sq. ft. multi-use building with excellent location along main street.

METHOD AND TERMS

A survey will be completed prior to the sale on Tracts 1-4. Tracts 1-3 will be sold on a price per acre basis based on acreages obtained from completed survey. Tracts 1-3 will be offered through the marketing method of "Buyer's Choice" whereas the high bidder can purchase (in any order) any or all of Tracts 1-3 for their high bid. "Buyer's Choice" auctioning will continue until all of Tracts 1-3 have been elected. Tract 4 will be sold next for a lump sum total dollar amount. Tracts 5 & 6 are within the city limits of Greenfield, MO and will be sold individually for a lump sum total dollar amount based on deeded legal description.

Bidding is **NOT** contingent upon financing. Immediately following the auction, the winning bidder(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to Russell Abstract Title Co., which shall hold the money in escrow until closing.

The balance of the purchase price will be due at closing which will take place at Russell Abstract Title Co. on or before October 1, 2021. Possession will be given at the time of closing.

The 2021 real estate taxes will be prorated to the date of closing. The 2022 real estate taxes and subsequent years will be the responsibility of the buyer(s). Title insurance in the full amount of the purchase price will be provided by the seller. Closing costs will be split between buyer & seller.

All announcements made sale day take precedence over prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by seller or Sullivan Auctioneers, LLC pertaining to this property. Real estate is being sold "AS IS".



No-Reserve • Timed Online
PERSONAL PROPERTY AUCTION

ITEMS BEGIN CLOSING TUESDAY, AUGUST 31ST AT 12:00 NOON!

AG EQUIPMENT, CARS, TRUCKS, TRACTORS & TRAILERS ARE LOCATED ON TRACT 3 • FROM GREENFIELD, MO TAKE HWY. 39 SOUTH APPROXIMATELY 6 MILES TO HWY. K, THEN EAST APPROXIMATELY 4.5 MILES TO SOUTH DADE 181, THEN SOUTH 1 MILE TO FARM. (BE WATCHING FOR PRESALE DIRECTIONAL SIGNS).

CARS AND TRUCKS

- 2013 Jeep Wrangler Sport 4wd, 3.6L eng., 6-spd. manual trans., 255/70R17 tires, 58,497 miles, VIN 1CAJWAG6DL581217
- Ram 2500 4wd service truck, V8 gas eng., auto. trans., 245/75R16 tires, 185,073 miles, VIN 3B6KF26Z1WM285455
- 1999 Chevrolet Tracker 4wd, Suzuki 2.0L eng., 5-spd. manual trans., 235/70R15 tires, 95,693 miles, VIN 2CNBJ18C6X6910808
- Honda 4wd mini-truck, 5 spd. manual trans., 145/70R12 tires, 42,873 miles, SN 003686
- Ford Fairlane 500, 3-spd. manual trans., 27,420 miles, VIN 5K42C204819
- 2000 Dodge Durango SLT 4wd SUV, 31-1050R15 tires, 189,533 miles, VIN 1B4HS28Z3YF151660
- 1990 Ford Bronco II XLT, auto. trans., 225/75R15 tires, 59,942 miles, VIN 1FMCU12T2LUA62314
- 1984 Chevrolet S10 ext. cab pickup truck, V8 eng., auto trans., 55,542 miles, VIN 1GCCS14B3E8125320
- Nissan 300ZX, auto trans., 215/60R15 tires, 231,464 miles, VIN JN1HZ1656FX047365
- 1976 Ford F350 flatbed dually pickup truck, 390 gas eng., manual trans., 225/75R16 tires, showing 31,648 miles, VIN F37MKC53859
- GMC 1500 4wd pickup truck, auto. trans., bale bumper, 265/75R16 tires, 145,198 miles, VIN 1GTEK14K1P2542750
- 1998 Ford F150 4wd pickup truck, 265/75R16 tires, 336,548 miles, VIN 1FTZX18W5WKA76697
- Pontiac Formula 400, auto. trans., 16,700 miles, VIN 2U8712N512613
- 1981 Ford 100 flatbed dually pickup truck, manual trans., 12,496 miles, VIN F35YKE95144
- 1992 GMC 1500 flatbed pickup truck, 3-spd. trans., bale bed, 200,251 miles, VIN 1GTEK14Z1NZ521147 - parts only
- GMC S/A day cab semi, Cummins eng., 11R24.5 tires, spring ride, 291,649 miles, VIN 4GTM9C1W8KV000870
- 1950 IH Loadstar 1800 dump truck, 10' steel bed, 295/75R22.5 tires, spring ride, 226,262 miles, VIN 517950G235228
- Ford van, 10' steel flatbed, 235/85R16 tires, 64,522 miles, VIN 1FDKE3015HHC08453

FARM EQUIPMENT

- Bush Hog 2615L 15' batwing mower, 540 PTO, front chains, (6) laminated tires, 043733
- Feed Trail 10000 portable bulk bin
- Feed King 16' portable feed bunk, T/A, 215/70R15 tires
- Bush Hog 2103 3-pt. post hole auger, 540 PTO, 12" bit, SN 12-04635
- New Holland 9' pull-type sickle bar mower, 540 PTO
- Truck bed sprayer, 30' booms, 16" nozzle spacing, 300 gal. poly tank, foamer, B&S SHP eng.
- 30' chain link harrow on dolly
- 300 gal. pull-type sprayer, hand wand, 11L-15 tires
- 500 gal. pull-type sprayer, 50' booms, 20" nozzle spacing, walking tandems, hyd. driven, 11L-15 tires
- 12' 3-pt. cultivator
- International 10 9' drill, 7.5" spacing
- Rome Plow Co. 14' disc, 9.5" spacing, weights, JD cylinder, SN 18TDW-43
- John Deere 400 grinder mixer, 540 PTO
- Sidewinder 7' pull-type rotary mower, 540 PTO
- Sidewinder W66 5' pull-type rotary mower, 540 PTO, SN 15327
- King Cutter 5' 3-pt. rotary mower, 540 PTO
- 10' pull-type box blade
- 5' 3-pt. box blade w/scarifier

CONSTRUCTION

- Ford 655A backhoe, 7' bucket, 24" hoe bucket, 16.4-28 rear tires, 10.5/80-18 front tires, SN C743217
- Case 18350 skid loader, 58" material bucket, 10-16 tires, 4,220 hours, SN 9866190
- Cat 931 crawler loader, 14" tracks, 6' bucket, 1,342 hours, SN 78U1066

UTV/ATV

- John Deere Gator 2x4 utility vehicle, manual dump bed, 25/13-9 rear tires, 22.5/10-8 front tires, SN W004X2X076370
- Bombardier Outlander 4x4 ATV, 2,564 miles - broken gear shifter
- Suzuki Ozark 2x4 ATV

MISCELLANEOUS

- 15' Charger boat, sells complete w/90HP Evinrude motor and trailer, VIN CDG86298C485, eng. SN J0564071
- Log splitter, Blue Max GE6.58 gas eng.
- (4) KMC XD Series wheels, 18"x19" matte black, part no. XD77589080300
- 6' portable cattle chute, bumper hitch, tool box
- Superior Products 2000 bale bed attachment, 12V hyd. pump
- Truck mounted elect. over hyd. bale spear
- My-Handy steel feed box
- Round bale hay ring
- 7' material bucket, Westendorf mount
- 6' material bucket, Zetor mount
- 3-pt. bale mover
- 3-pt. bale spear
- 3-pt. bale unroller, hyd. drive
- 3-pt. 250 broadcast spreader, 540 PTO
- Agri-Fab pull-type broadcast spreader
- 10' plastic feed bunk
- Fuel barrel on stand
- (3) steel fuel tanks
- QLF liquid feed tank
- Pallet of 1"x4"x3" lumber
- 16' aluminum extension ladder
- 9' coral panel
- 12' swinging gate
- Railroad ties
- Telephone poles, approx. 8'-10'
- Chevrolet truck tail gate
- Keller KSRS-72 6' steel rolling scaffold
- Truck toolbox

PERSONAL PROPERTY AUCTION MANAGER:
CODY HOLST
(217) 242-8747

Internet bidding catalog will be posted online approximately 10 days prior to the auction. NO BUYER'S PREMIUM!



SPORTING GOODS, HOUSEHOLD ITEMS, TOOLS, SHOP EQUIP., ETC.!



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ITEMS ARE LOCATED AT TRACTS 5 & 6 IN GREENFIELD, MO. RESIDENCE PHYSICAL ADDRESS: 201 N. MAIN & SHOP PHYSICAL ADDRESS: 101 N. MAIN



HIGHLIGHTS INCLUDE: Large selection of sporting goods to include knives, crossbow, pellet guns, ammo & other hunting & fishing related items; Bass Tracker boat w/Mercury 25hp outboard and trailer; JD L130 riding lawn mower; Buell motorcycle; Pit Boss pellet grill; refrigerator; matching washer & dryer; stove; china cabinets; couches & chairs; bedroom outfits; usual household items; nice selection of shop tools & support items to include: tire changer; floor jacks & the list goes on and on! *Internet bidding catalog will be posted online approximately 10 days prior to the auction. NO BUYER'S PREMIUM!*