



# MISSOURI Land & Farm

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## Mary Ann Davis Trust – 475 Acres / 20 Tracts Selling Choice Auction!!

Hwy NN, Renick, MO 65278

Randolph / Audrain Counties



### CONTACT:



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**RANDOLPH / AUDRAIN CO. REAL ESTATE AUCTION  
475 ACRES - 20 TRACTS SOLD CHOICE TRACT  
LIVE AND ONLINE BIDDING SIMULTANEOUSLY  
MACC ACTIVITY CENTER  
101 COLLEGE AVENUE  
MOBERLY MO 65270**

**WEDNESDAY DECEMBER 7 2022. 10 AM**

Due to the death of CG and Mary Anne Davis we will sell the following at Public Auction.

**AUCTIONEERS NOTE:** The Davis Family started with these farms in the 1920's and added some in the 1950's. This is the first time they have been for sale in decades. This 475 acres of good tillable and recreation ground are all contiguous. This is a rare opportunity to purchase land, a concrete asset to farm, hunt, or invest in close to Moberly and a short drive to Columbia. Please Join us on the 7th for this wonderful offering. All tracts will be sold choice to the highest bidder being able to pick which tracts the buyer wants. The farms are surveyed and ready for the next owner but they do sell subject to the Trust conformation. Please Call Dave Atkinson 660-788-3333 or Jerry Crutchfield 660-670-1249 for more information.

**AUCTION FORMAT:** Bidding will be available online and live at MACC Activity Center. Online bidding will begin Nov 30 and run through sale day Dec 7 end of sale. There will be a 1 hour pause on Dec 7 from 9 am to 10 am to connect the webcast. Online bidding will resume at the beginning of the live auction at 10am. Auction will begin with Parcel 1 located in Audrain Co. Once a high bid has been obtained bidder will have his choice of tracts in Parcel 1. Once selected bidding will begin again until all tracts are sold in that parcel. Auctioneer will then continue to do the same through Parcel 2 the middle set of tracts, then Parcel 3 or the North set of tracts last. Price bid will be by the acres including the decimal point. Example bid price x 41.5 acres = contract price.

**FARMS LOCATED ON HIGHWAY NN AND CR 152 4.5 MILES EAST OF HIGHWAY 63  
SOUTH OF MOBERLY MO.**

**Parcel 1:** 82.8 acres is located in Audrain Co being sold in 2 tracts " Tract 1 is 41.5 acres with 27.15 acres tillable remainder was a home site. Tract 2 is 41.3 acres with 39.13 acres tillable both have good gravel road access"

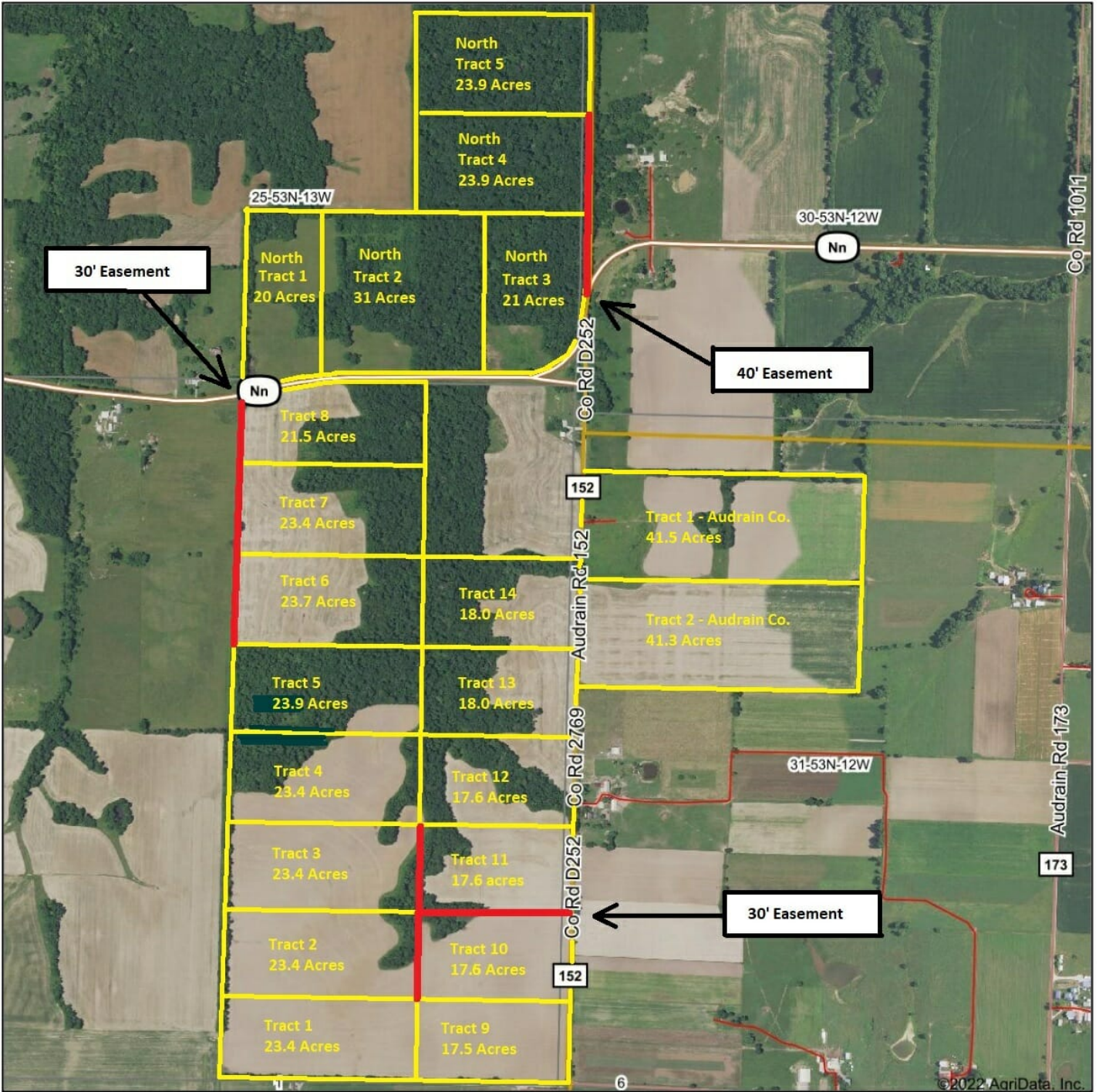
**Parcel 2:** 292.4 acres located in Randolph Co being sold in 14 tracts, easements are included in the survey. Tracts vary from 17.5 acres to 23.9 acres with tillable and recreational ground available. All tracts vary in tillable and woods. Good building sites, Tillable, Hunting."

**Parcel 3:** Is the northern most 99.8 acres located in Randolph Co being sold in 4 tracts, ranging from 21 acres to 31 acres. Nice recreational ground with building sites on black top highway.

**Terms:** 10 percent down auction day with balance due at closing. Closing will be on or before Jan 30th 2023. Statements Auction Day take precedence over all ads and printed material. All acres have been surveyed and will be sold by the acre. All farms sold subject to owner conformation.

**CG & MARY ANNE DAVIS FARMS, SELLER  
MISSOURI LAND AND FARM AUCTIONS  
Dave Atkinson 660-788-3333 Jerry Crutchfield 660-670-1249**

# Aerial Map



Map Center: 39° 20' 43.42, -92° 18' 39.79



**36-53N-13W**  
**Randolph County**  
**Missouri**



10/12/2022