



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

Eva L. Beckstead Estate – Online Personal Property Auction!!

16096 Hwy DD, Marceline, MO 64658

Chariton

MISSOURI LAND & FARM AUCTIONS
LAND & PERSONAL PROPERTY ONLINE AUCTION
HOME • PASTURE • CRP • HUNTING
78± Acres • 2-Tracts • Chariton Co.
16096 HWY DD, MARCELINE, MO 64658

ONLINE BIDDING ONLY: April 1st to April 8th
 Land Closes April 8th - 6:00 PM • Personal Property Closes April 8th - 7:00 PM

AUCTIONEERS NOTE: The Eva L. Beckstead Estate offers a unique opportunity to purchase both high-quality Chariton County real estate and a lifetime collection of personal property in one online auction event. The auction includes 78± acres, sold in two tracts featuring a home, pasture, CRP income, and excellent hunting near Lake Nehal, along with antiques, collectibles, and household items. Whether you are looking for a country home, investment land, or quality personal property, this auction offers something for a wide range of buyers.



Complete Details & Photos Online



TRACT 1 - 49± ACRES

TRACT 2 - 29± ACRES

TRACT 1 - 49 ACRES ML (To Be Surveyed)
 This 49± acre tract features a 2-bedroom, 1-bath home built in 1950 with an attached 2-car garage, along with three outbuildings, a cellar, and a cattle lot. The property offers Hwy DD frontage on the west and Fire Station Road frontage to the north, with cross-fenced pastures, three ponds, concrete frost-free waterers, and strong livestock infrastructure. The property is located in the Salisbury R-IV School District.

TRACT 2 - 29 ACRES ML (To Be Surveyed)
 This 29± acre tract offers excellent CRP income, a secluded building site, and outstanding hunting opportunities. Jones Branch runs along the west boundary, providing natural beauty and wildlife habitat. The north end features a private building site, while 21.47 acres are currently enrolled in CRP, generating \$2,141 in annual income, with the contract expiring September 30, 2030. The property is well-known for deer and turkey habitat, and a waterline currently runs from the CRP pond to the cattle pasture west of Jones Branch.

LAND AUCTION TERMS:
 A 10% down payment is required within 24 hours of auction close, with closing on or before May 22, 2028. The property sells AS-IS, subject to seller approval, and financing must be arranged prior to bidding. This is an online-only auction with a soft close, meaning any bid placed in the final five minutes will extend bidding.

OPEN HOUSE:
 March 14
 2:00 - 4:00 PM
 (View the Farm & Home)

Antiques • Collectibles • Primitives • Household Items
From the Lifetime Collection of Eva Beckstead
 Personal Property is SELLING ONLINE in conjunction with the Real Estate.
 Online Auction Pickup: Thursday, April 9th • 11:00 am - 5:00 pm



MISSOURI LAND & FARM AUCTIONS

SELLER: Eva L. Beckstead Estate • Randel G. Payne, Personal Representative • Cliff Thornburg, Attorney for the Estate
 Dave Atkinson 660-788-3333 • Jeff Quinn 660-734-3925 • Conner Quinn 660-412-2626



Visit www.missourilandandfarm.com for bidding info for this auction!

CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



ONLINE AUCTION
Begins April 1 and Ends April 8 at 7:00 PM

LOCATION & PICKUP

16096 Hwy DD
Marceline, MO 64658

Personal property auction held in conjunction with a **78-acre m/l real estate auction**.

In settling the **Eva L. Beckstead Estate**, we will offer **78 acres m/l with a home**, along with personal property. The real estate will be sold in **two tracts**. Personal property includes a nice selection of **antiques, collectibles, primitives, and household items**.

Eva was 99 years old at the time of her passing. She and her late husband traveled extensively with the military, and she collected many unique items throughout her travels.

All items will be sold online at **missourilandandfarm.com**.

Open House:

March 14 from 2:00 PM to 4:00 PM (farm and home)

Personal Property Pickup:

Thursday, April 9 from 11:00 AM to 5:00 PM at the farm

Terms (Personal Property):

- 10% buyer's premium
- Payment by cash or check at pickup
- Checks payable to *Missouri Land and Farm*
- Statements made by the auction company supersede all advertising
- Seller and auction company are not responsible for internet failure

EVA L. BECKSTEAD ESTATE — SELLER

Randell G. Payne, Personal Representative
Cliff Thornburg, Attorney for the Estate

MISSOURI LAND AND FARM AUCTIONS

Dave Atkinson: 660-788-3333
Jeff Quinn: 660-734-3925
Conner Quinn 660-412-2626