

RESIDENTIAL LAND FOR SALE



County Road 1225

Parcel Size 0

Date Listed

08/29/2024

Huntsville, Missouri

Listing ID

GL-1726358014

United States

Listed by: Realtyww Info

Asking Price

\$123,456

For more information, visit:

<https://www.globallistings.com/11375215>

Overview

List price does not reflect sales price. Price to be determined at Auction. RANDOLPH COUNTY LAND AUCTION County Road 1235 and 1225 Huntsville, MO, 65259 AUCTION CONDUCTED AT MACC ACTIVITY CENTER 101 College Ave - Moberly, MO 65270 TUESDAY, SEPTEMBER 24TH 3 P.M. Prime combination farms on the edge of Huntsville, selling in two tracts!! Located minutes from Moberly or a short drive to Columbia! These family-owned farms, held for over 59 years, have been freshly surveyed and will be sold by the acre. Don't miss this rare opportunity to own these quality tracts! TRACT #1: Located in Section 25, Township 54N, Range 15 W - 88.2 Surveyed Acres with 39 FSA Open Acres, Currently in Soybeans - Excellent Access on County Road 1225 or Recorded Easement off of Holman Heights Road - Prime Building Site with Electric, Water and Sewer Available on SE Corner off of Holman Heights - Tract also Provides Excellent Hunting with Income - Land Lays Level to Gently Rolling - Perfect Mix of Woods and Open Acres - Private Setting - Mature Timber TRACT#2: Located in Section 24, Township 54N, Range 15W - 39.1 Surveyed Acres with 22.25 FSA Open Acres, Currently in Soybeans - Land Lays Level - Excellent Access with County Road Frontage - Prime Building Site or Recreational Tract with Income - Nice Mix of Woods and Open Acreage - Older Outbuilding and Pond REAL ESTATE TERMS: 10% down day of Auction upon entry into Real Estate Contracts with Balance Due and Possession given at Closing within 45 days. Property Sold As Is with No Contingencies,

Seller Providing Clear Title Insurance. Real Estate Sells Subject to Owner Confirmation. Buyer Must Have Financing Secured Prior to Bidding. Statements Auction Day Take Precedence Over Ads. Possession of Crop Ground to be after Harvest 2024. Farm will be ready for new owner with no hunting or farming leases in place for fall 2024.

For more details:

Listed by: Julie Green

Contact

Email

Phone