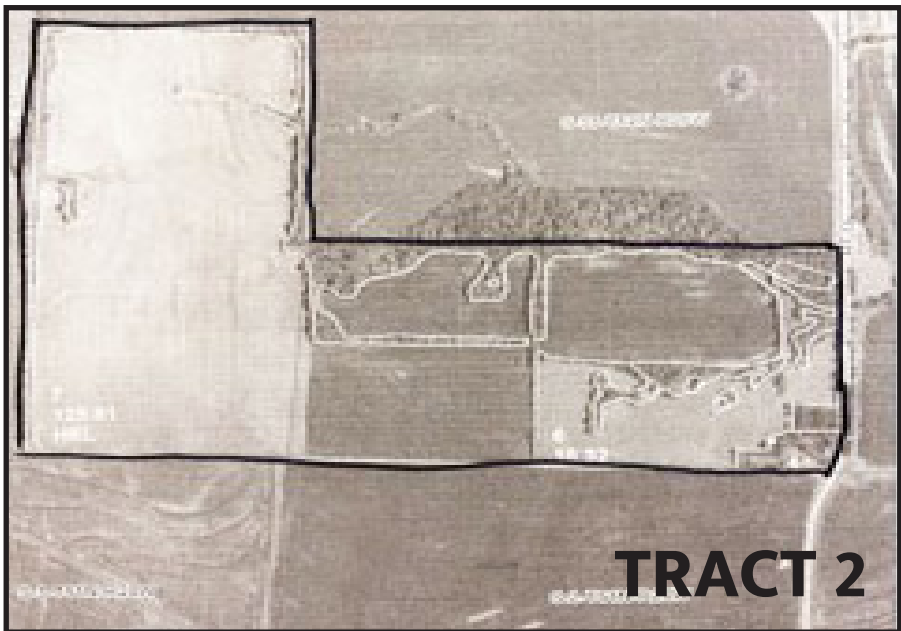
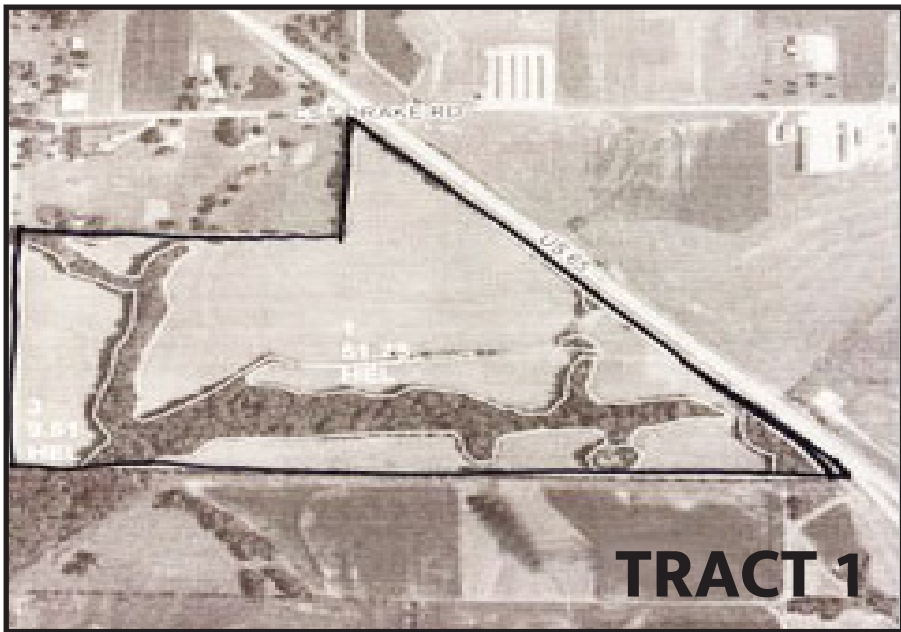


LAND, COMMERCIAL PROPERTY & REAL ESTATE

AUCTION

THURSDAY, MAY 27, 2021 • 10:00 AM
MARTIN CENTER 1985 S ODELL MARSHALL, MO



293 ACRES IN 3 TRACTS RESIDENTIAL AND COMMERCIAL PROPERTIES IN SLATER, MO

TRACT 1: 83 acres located south of Marshall with Hwy 65 frontage. Sec 27 TW 50 R21. FSA Corn base acres 29.27 Bean base acres 29.06. Corn PLC yield 114 Bean PLC yield 36. Currently 60.76 acres tillable 30.3 acres in city limits. POSSIBLE COMMERCIAL POTENTIAL.

TRACT 2: 167 acres located north of Slater on State Road O. Sec 34 and 35 TW 52 R20. FSA Corn base acres 68.89 Bean base acres 68.39. Corn PLC yield 114 Bean PLC yield 36.

TRACT 3: 43 acres located Southeast of Slater on County Road Thompson Lane, south of Hwy 240. Sec 12 TW 51 R20. FSA Corn base acres 20.92 Bean base acres 20.77 Corn PLC yield 114 Bean PLC yield 36. Currently 42.84 acres tillable.

COMMERCIAL PROPERTY: 227 N. Main St. in Slater, MO. Formerly W.P. Dickson . Appliance store. Lot 13 and the south 6 1/2" of the east 110 ft of Lot 14 all in Block 9 of the original town of Slater, Saline County, Missouri.

RESIDENTIAL PROPERTY: - 127 N. Euclid, Slater, includes historic stone building. Lot 2 and the north 75 ft of Lot 3 in Block 19 of the third extension west of the west addition to the City of Slater, Saline County, Missouri.

- 514 Blackstone, Slater. A part of Lot 2 in Block 2 of Isabell's Addition to the City of Slater, Saline County, Missouri, more particularly described as follows: Beginning at the Northwest corner of said Lot 2; thence south along the west line of said Lot 2 a distance of 168 ft, thence east and parallel to the north line of said Lot to the east line of said Lot; thence north along the said east line of said Lot a distance of 168 ft to the northeast corner of said Lot; thence west along the north line of said Lot to the place of beginning.

PROPERTIES WILL BE SOLD AS IS WITH CONTENTS DAY OF SALE. THERE WILL BE NO SHOWING DUE TO CONDITION OF PROPERTIES.

TERMS: Buyer will enter into 50/50 rental agreement with current tenant. 10% down day of sale. Balance due at closing, 30 days or less. Sellers will furnish title insurance. Buyers responsible for 2021 taxes (prorated)

OWNER: MARGARET A. DICKSON ESTATE

SUMMERS AUCTION SERVICE

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STATEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL PRINTED MATERIAL

