

LAND AUCTION

Property Information Packet

BIDDING ENDS OCTOBER 13, 2023 • 5PM

FOR MORE INFO AND TO BID VISIT [HIGHPOINTLANDCOMPANY.COM](https://www.HighPointLandCompany.com)



115
+/- ACRES



RALLS COUNTY, MO
2 AVAILABLE TRACTS
ONLINE ONLY AUCTION

641-583-6430 • [HighPointLandCompany.com](https://www.HighPointLandCompany.com) • 109 E Main St Perry MO 63462

Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing.

Listing Agent: Luke Mitchell RE LIC # 2020033844 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #2022039556 Phone # 507-259-1065

Tract 1

Tract 1: 5+/- Acres (Subject to Survey)

As you turn off Highway B onto the long well-maintained gravel driveway, you immediately feel a sense of peace. When pulling up to the cabin and shop, it's easy to see how well the current owners took care of the entire property.

Step inside the unique 3 bed 2 bath cabin with spacious living, kitchen, and dining area that features a beautiful stone wood burning fireplace and vaulted ceiling. There are 2 guest bedrooms on the main floor with the master suite being upstairs for privacy. The vaulted living room creates a cozy and inviting space, perfect for entertaining and making memories. The owners are also offering the cabin furnished!

The exterior features a beautiful front covered deck with amazing views surrounded by woods, and offering tons of privacy! You truly have to see this cabin to appreciate how gorgeous the outdoor spaces are!

This property also features a 48' x 64' shop, equipped with two large overhead doors with electronic door openers perfect for storing farm equipment, a boat, or vehicles. The shop has outstanding lighting and also has a concrete floor. This space offers endless possibilities no matter what your storage needs or hobbies are!

Property Features:

- 1316 sq. ft. cabin
- 3 bedrooms
- 2 bathrooms
- AC, storage room with stackable washer/ dryer
- Vaulted Ceiling
- Built in 2008
- Very Private
- Open Floor Plan
- 48' x 64' shop

Property Photos



Tract 1



Property Photos



Tract 2

Tract 2: 110+/- Acres (Subject to Survey)

Welcome to Cross Creek Acres! This property is located 4 miles south of Perry in scenic Ralls County, Missouri. This remarkable property is 115+/- acres, offered in 2 tracts, providing a magnificent blend of recreation and income potential. Cross Creek Acres will be presented as an online auction with bidding closing on October 13th at 5:00PM.

Check out this great hunting and income producing farm in Ralls County, Missouri. There are 80.1 acres of CRP paying \$12,222.00 annually! This property is home to an abundant amount of wildlife and is proven to produce great whitetail bucks! The land is well laid out for farming or excellent hunting opportunities. Located just 6 miles from Mark Twain Lake, this property is ideally situated for all kinds of recreational activities on and off the water. With its perfect combination of income potential, recreational opportunities, and convenience, this property is an excellent investment!

Property Features:

- 80.1 acres in the CRP contract paying \$12,222
- Top-Notch Hunting; Great Whitetail and Small Game Population
- Superb layout, enabling multiple people to hunt at one time with 6 tree stand locations already in place
- Fabulous variety of habitat consisting of big timber, brush, grasses, creek, draws, etc..
- CRP consist of warm season grasses: big bluestem, little bluestem, Indian grass, switchgrass with 8 acres out of 80 planted in pollinator habitat
- Great building site
- Just minutes from Perry, MO, all the amenities you'll need are close by
- Blacktop road frontage
- Utilities close by

Property Photos



Tract 2



Property Photos



Terms & Conditions

The Terms & Conditions of Sale are set forth upon this page in this Property Information Packet. The information set forth is believed to be accurate. However, the owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies. All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION. High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide up-to-date owner's policy or abstract at their expense and will convey property by Trustee's Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.

- **2023 taxes to be prorated to day of closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

BUYERS PREMIUM - There is no buyers premium.

EASEMENTS The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

CLOSING The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be within 30 days after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the High Point Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties. **Closing will be Monroe County Abstract in Paris, MO**

ONLINE BIDDING You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

PROPERTY SOLD WITHOUT WARRANTY All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE-- There is a CRP contract from 10/10/2021-09-30-2031 that will transfer to the new owner

POSSESSION Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY Subject to survey which is paid at the seller's expense.

SELLER'S PERFORMANCE The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

MINERAL RIGHTS All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

WELL/SEPTIC INFORMATION The buyer is responsible for complying with any county requirements for transfer on the well or septic. Well & septic is being sold "as is where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

Always bid on a property toward a price. Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

CONTACT LAND AGENT:

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