

LUCE REAL ESTATE AUCTION

Thursday, November 11, 2021 – 1:00 PM

Auction Preview – Sunday, October 17, 2021 – 1:00 PM

Address: 10814 Audrain Road 935, Mexico, MO 65265

From Mexico, MO, go west on Highway 22, 3 miles, to Road 935, then south (over railroad) to property on the left (east) side of the road.

The farm will be offered in three parcels:

- **Tract 1 – 73 Acres**, m/l - 72 acres tillable. This lies along the road and is level to gently rolling crop land. Driveway to house will run through this tract. The land lays level at the driveway and slopes shallow to the south over a 14-acre field. To the north field, the land is level to north and northeast, sloping gently northwest along a waterway. This is virtually all tillable. Good Mexico silt loam soils.
- **Tract 2 – 74 Acres**, m/l - All good quality pasture land. Nearly all open with one wooded draw to the southeast corner. There is one large pond in the northwest corner of the pasture; a smaller pond to the south by the draw. Fair perimeter fences. Access will be on the main driveway, with an easement. Nice large tract of pasture; hard to find.
- **Tract 3 – 21 Acres**, m/l - This is the homesite. Driveway from Road 935 will go with this tract. Buildings set to the north end. The land is level on the north then slopes gently to the south side. Good grass, not heavily grazed, with scattered trees. A great country homesite/estate farm.

Access: Access to all parcels will involve the common driveway, which will be a deeded part of Tract 3. A maintenance agreement will be on all deeds, to share the cost of maintenance on the access.

Description of Improvements:

House – 1,940 SF bungalow style home, 1½ story. Full, unfinished basement. Main level has large family room with fireplace. Country kitchen with ample cabinetry. Island counter. Dining room, living room, bedroom, full bathroom. The south wing is the master suite with bedroom, bathroom, and closet. French doors open to the wood deck. The upper level has two bedrooms, full bathroom, and cedar-lined closet. Flooring is a mix of carpet, wood laminate, and tile. Walls are painted drywall. Trim and doors are painted wood. Heat with the central LP forced air furnace and air conditioner, supplemented with baseboard electric.

Garage – 20' x 20' frame garage with painted metal siding and roof. Two 7' x 9' overhead doors. Concrete floor.

Garden Shed – 24' x 30' frame building, concrete foundation/floor. Painted metal siding and roof. Double entry door with concrete approach on south end.

Barn – 40' x 44' frame barn, pin/mortise construction on concrete foundation. Galvanized metal siding and roof. Feed rooms, pens, feed alley inside. Barn is straight and in good condition.

Livestock Shed – 32' x 32' pole shed, galvanized metal siding and roof. Dirt floor. Open to south.

Utilities – The site is served by Audrain PWS2, Consolidated Electric, Century Link, a drilled deep well, and a septic tank.

Farm Equipment – Sells After Real Estate

- John Deere 4020, Diesel, 1967 model, Syncro-Range, Wide Front (new front tires), 3 point, 540 PTO, 18.4 x 38 rears, Single SCV
- Woods Rotary Cutter, 6', 3 pt, 540 PTO, (will need some work)
- John Deere Blade, 8', 3 pt



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