



# AUCTION

SCENIC PASTURE & WOODED LAND

BEAUTIFUL HOME  
PASTURE • TIMBER  
HOME SITES • HUNTING

140+- acres in 2 tracts

Friday, February 12, 2010 • 10 am

LOCATED IN  
BEAUTIFUL  
ARCADIA VALLEY

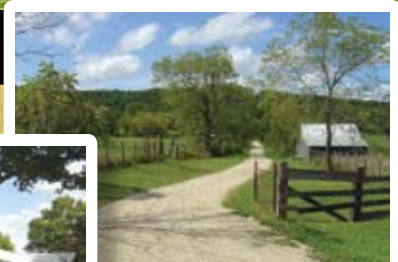
HWY JJ, JUST 2 MILES EAST OF IRONTON/  
ARCADIA VALLEY (IRON COUNTY, MO)

PRE-AUCTION OFFERS ACCEPTED  
THROUGH JANUARY 15, 2010

Call auction company for details!



Amazing views



Fenced tracts



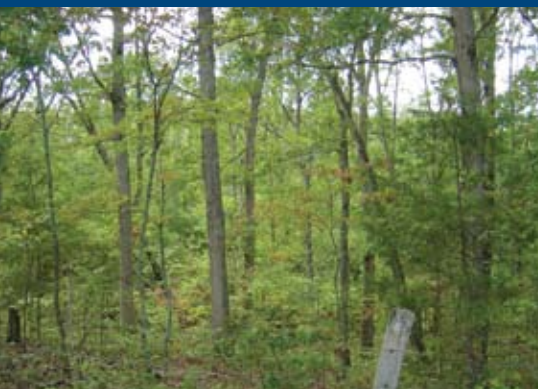
Hunting land with streams and ponds



Strategic Alliances:



Travis Birdsong, Broker • 573-429-7069 • www.birdsongauction.com



## The Auction Will Be Held On Site.

**From Ironton, MO**  
Take Hwy 72- 2 miles east to Hwy. JJ and then 2 miles south

**Please Call For Financing Assistance**

**BIRDSONG AUCTION**  
AND REAL ESTATE GROUP

*For More Info Contact:*

**Travis Birdsong**

Broker

Popular Bluff, MO

**573-429-7079**

[www.birdsongauction.com](http://www.birdsongauction.com)



Scenic tracts located in the valley between wooded peaks. Home, pasture & hunting land with springs & ponds. Property joins 1500 acres of forest service land and located in the beautiful arcadia valley. This property features something for everyone! Whether you are looking for that perfect mid sized ranch, home site, hunting property or just that rural dream place to retire, you can purchase it all in one setting!

### FEATURES INCLUDE:

#### **2068 +- SQ FT HOME**

3 Bedrooms

2 Fireplaces with additional outside wood furnace

1-1/2 Baths

5 Barns

8 Stall horse barn

Perimeter and cross fenced

5 Stall garage/ machine shed

3 Ponds & 2 springs

Chatted drive way

Numerous shade trees

Scenic views

108 Acres+- (60+- timber/48+-pasture)

Live spring house with concrete holding tank

Marketable timber

Joins 1500+ acres forest service land

Hwy JJ frontage

#### **Tract 2**

37 +- Acres pasture & building sites on blacktop

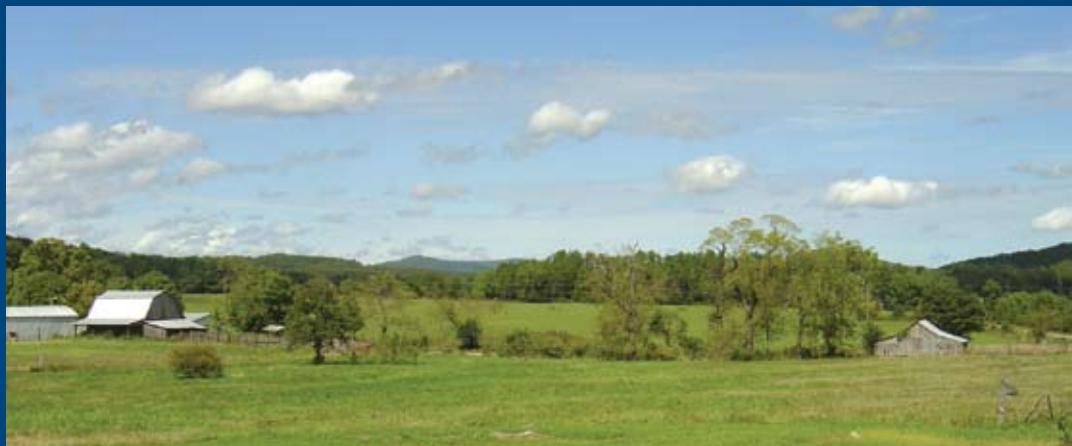
Magnificent views

Hwy jj frontage

Joins tract 1

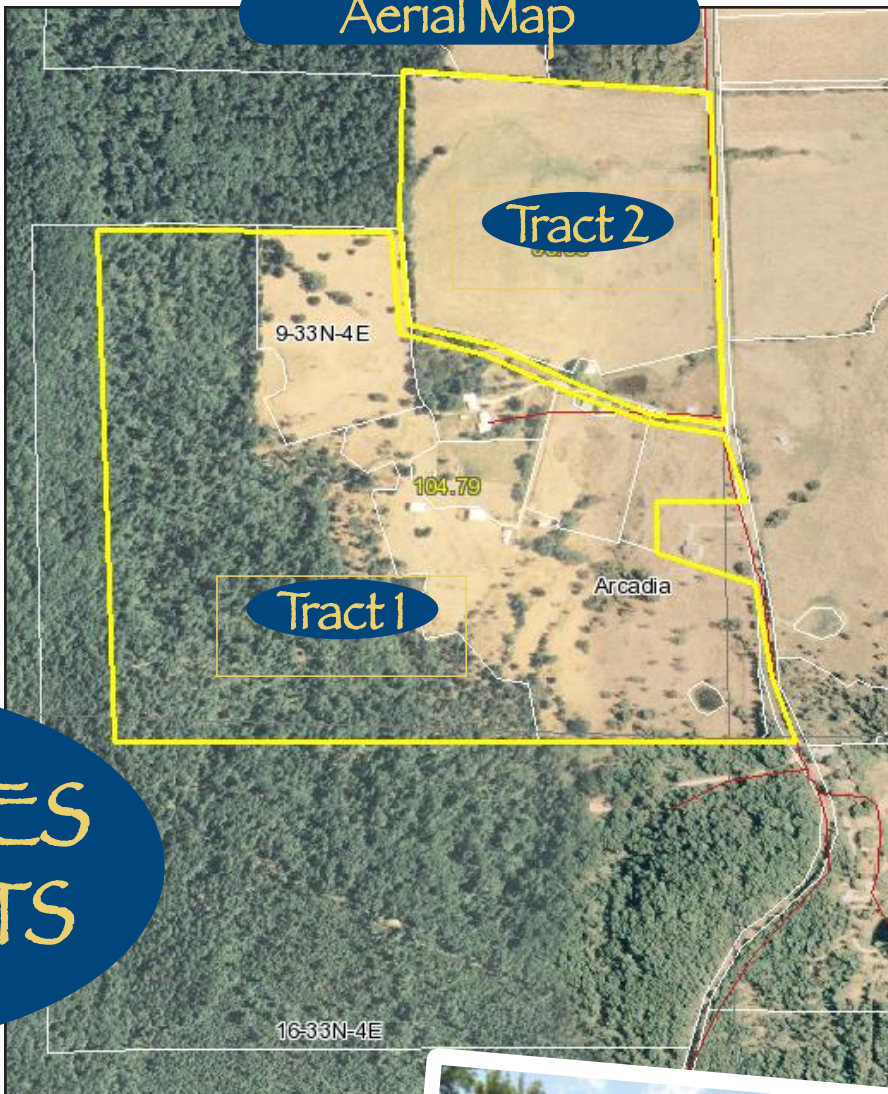
Fenced

**140+- AC  
IN 2 TRACTS**





### Aerial Map



**ACRES  
TRACTS**

**9-33N-4E  
Iron County  
Missouri**



**Secluded Property**



*Two fireplaces*



*5 Barns with 8 stall horse barn*



*Breathtaking scenery*



*Great building sites*

## Auction Terms and Conditions

**DOWN PAYMENT:** A 10% down payment of the total contract price will be due immediately upon being declared the buyer. The down payment may be made in the form of personal check, business check or cashiers check. The balance of the contract purchase price is due upon closing, which is anticipated on or before MARCH 15, 2010. BIDDING IS NOT CONDITIONED ON FINANCING.

**PROCEDURE:** Property will be sold in the manner resulting in the highest total sale price, being individual tracts and or any combination thereof.

**BROKER PARTICIPATION:** A commission will be paid to any properly licensed broker who registers a successful buyer according to the terms and conditions outlined in the Broker Participation form. This form can be obtained from the auction company and must be completed and returned no later than 48 hours prior to the auction.

**ACCEPTANCE OF BID PRICES:** All successful bidders will sign a purchase agreement at the auction site immediately following the close of bidding. All final bid prices are subject to seller approval. Such approval shall occur at the auction on auction day.

**SURVEY:** A survey will be provided at the seller's cost only if needed to establish new boundaries between tracts.

**MINERAL RIGHTS:** The sale of the property shall include all mineral rights owned by the seller, if any.

**CLOSING:** Closing will be completed as soon as possible. Anticipated closing date is on or before MARCH 15, 2010.

**TITLE:** Buyer and Seller shall split title insurance and closing cost 50/ 50 with the exception of any costs related to buyers financing.

**TAXES:** Real estate taxes are current and will be pro-rated to date of closing.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR OTHER ORAL STATEMENTS MADE. This property is being sold on an "AS IS, WHERE IS" basis, and no warranty either express or implied concerning the property is made by the Seller or Auction Company. Each potential buyer is responsible for conducting his or her due diligence, independent inspections and inquiries concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller(s) or Auction Company. All sketches and dimensions in this brochure are approximate. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

**SELLERS: CARL & APRIL JONES**

**BIRDSONG  
AUCTION**  
AND REAL ESTATE GROUP



**3069B North Westwood Boulevard  
Poplar Bluff, MO 63901**

**PLEASE POST**