

Southwest Missouri - Douglas County

# Ranchland Auction

# 334± acres

Offered in 6 Tracts



**Corporate Headquarters:**  
950 N Liberty Drive, Columbia City, IN 46725

**Tuesday, April 9 • 6pm Central**

*Auction Held at Cold Creek Cowboy Church - Ava, Missouri*



<b>APRIL</b>	Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
28	29	30					

**AUCTION MANAGER:** Rex D. Schrader II #2020021493  
Schrader Real Estate and Auction Company, Inc.  
**PH:** 800.451.2709 #2021008262

Get Our iOS App: Follow Us On: **YouTube**



800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

Southwest Missouri - Douglas County

# Ranchland Auction

# 334± acres

Offered in 6 Tracts



TRACT 2

TRACT 1 OVERLOOKING TRACTS 2-4

Southwest Missouri - Douglas County

# Ranchland Auction

# 334± acres

Offered in 6 Tracts



TRACT 2

## Tuesday, April 9 • 6pm Central

*Auction Held at Cold Creek Cowboy Church - Ava, Missouri*

- Beautiful Cattle Ranch Offering in Southwest Missouri
- Fenced Pastures with Great Access to Water!
- Extremely Active Wildlife & Great Hunting
- 4 Bed, 2 Bath, Ranch Home
- Homestead Potential
- 6 Miles North of Ava, Missouri
- 7 Miles South of Mansfield, Missouri
- Tracts Ranging from 23-106± Acres

- Beautiful Cattle Ranch Offering in Southwest Missouri
- Fenced Pastures with Great Access to Water!
- Extremely Active Wildlife & Great Hunting
- 4 Bed, 2 Bath, Ranch Home
- Homestead Potential
- 6 Miles North of Ava, Missouri
- 7 Miles South of Mansfield, Missouri
- Tracts Ranging from 23-106± Acres



800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

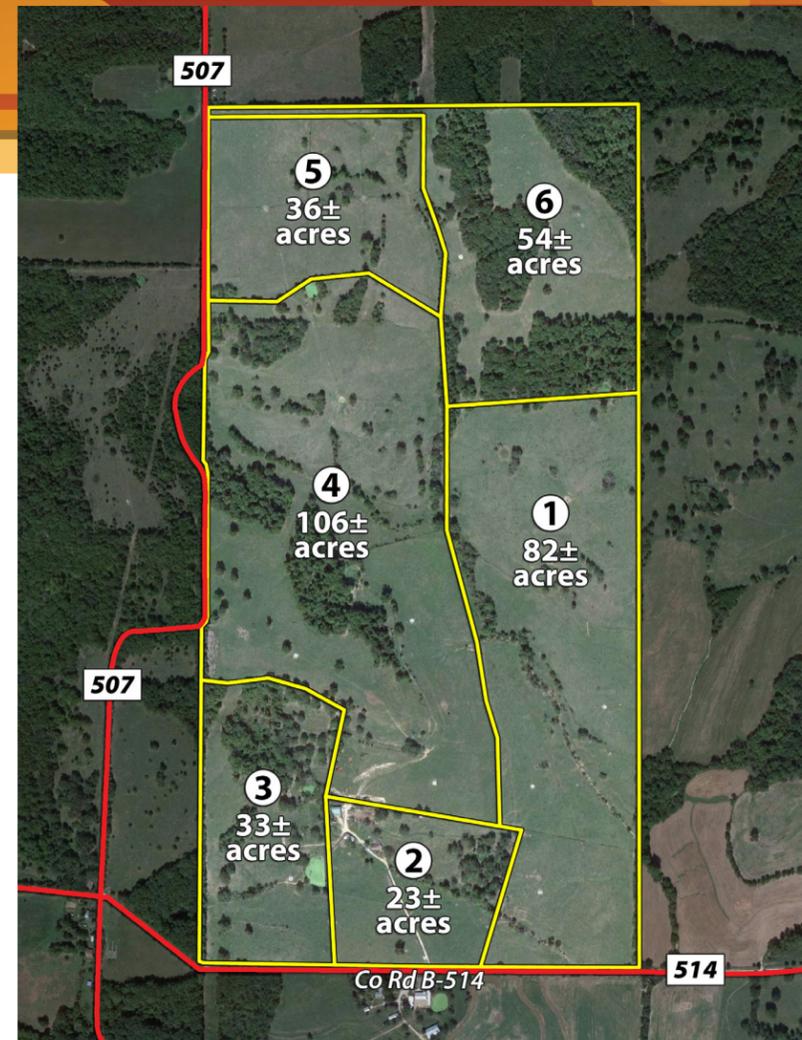


# Ranchland Auction

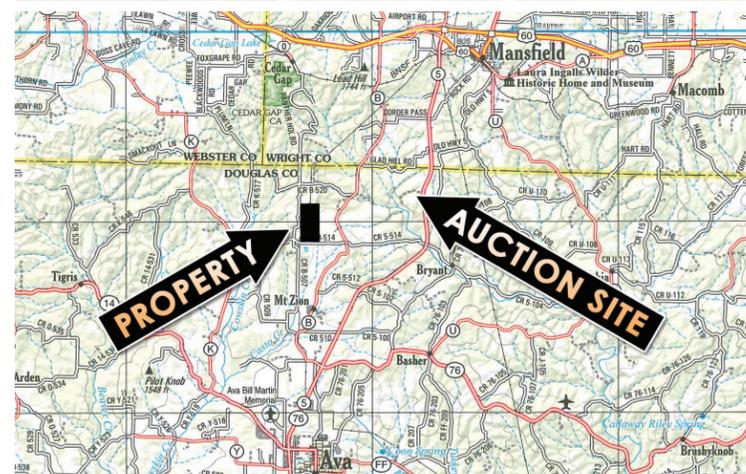
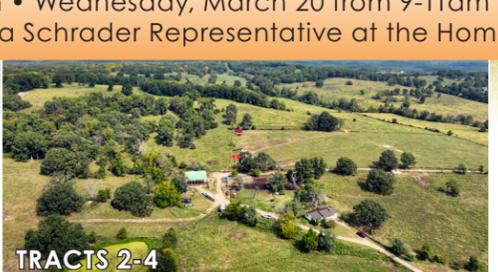
# 334± acres

Here is your opportunity to purchase a working cattle ranch in scenic Southwest Missouri. The climate & native grasses are ideal for cattle production. The property, as a whole, has great access to water & is set up for rotational grazing. As an added bonus, the ranch is located close to many thriving cattle markets! Investigate the opportunity to bid your price on this great Southwest Missouri property!

Offered in 6 Tracts



**INSPECTION DATES:** Wednesday, March 6 from 4-6pm • Thursday, March 7 from 9-11am  
 Tuesday, March 19 from 4-6pm • Wednesday, March 20 from 9-11am • Monday, April 8 from 4-6pm  
 Please Meet a Schrader Representative at the Home on Tract 2!



**AUCTION LOCATION:** Cold Creek Cowboy Church, 18591 N State Hwy 5, Ava, Missouri 65608  
**PROPERTY LOCATION:** From the intersection of St Hwy 5 & St Hwy 14 (Springfield Rd) in Ava, travel north on St Hwy 5 for 2.3 miles to County Hwy B. Turn left (west) on County Hwy B & travel for 4.2 miles to CR B-514. Turn left on CR B-514 & property will begin on the right (north) in 1 mile. From the interchange of US-60 & State Hwy 5 in Mansfield, travel south on St Hwy 5 for .3 mile to W Commercial St (County Hwy B). Turn right (west) on W Commercial St & travel for 1.8 miles to County Hwy B. Turn left (south) on County Hwy B & travel south for 5.8 miles to CR B-514. Turn right (west) on CR B-514 & the property will begin on the right (north) in 1 mile.

**TRACT 1: 82± ACRES** of gently rolling pastureland. This tract can be accessed at the southeast corner of the property from County Rd B-514. There is a creek that runs cross ways through the center of the property dividing the pastures. This tract is bordered to the north by mature hardwood trees & freshwater pond. Great pasture on this tract!  
**TRACT 2: 23± ACRES** that is the heart of the home-stead. On this tract sits the 4 bed, 2 bath, ranch style home. The first floor features a mud/laundry room, an eat in kitchen with an island & custom cabinetry. Also on the first floor is a family room, 2 spacious bedrooms (one used as an office) & a full bath. The basement features a large living area & storage room as well as 2 bedrooms & a full bath. The home is serviced by its own well that was drilled 3 years ago. This tract also offers (2) outbuildings used for storage, as well as a covered cattle working area. Included on this tract is a corral system & working pens that are ready for your use!  
**TRACT 3: 33± ACRES** of a mixture of mature hardwood trees & pastureland. There are two freshwater ponds on this tract for access to water. Combine with Tract 2 for 56± acres that would make a perfect beginning to your homestead or expansion to your existing ranching operation!  
**TRACT 4: 106± ACRES** of quality pastureland. The largest individual tract in the offering has quality grass & multiple fresh water sources. This tract can be accessed from County Rd 507.  
**TRACT 5: 36± ACRES** that has traditionally been used for hay production. This gently rolling, mostly open, tract is the home of the well for pasture waterers. The setting & topography could be a location for a rural home site. Investigate the opportunity to combine Tract 5 with the larger pastureland tracts to keep the current watering system in place.  
**TRACT 6: 54± ACRES** of hardwoods & pastureland. This tract is the feature for hunting & recreational opportunities! There are many signs of active wildlife on the tract. The highest point on the ranch is located on Tract 6 & provides great scenic views of the property!  
**NOTE:** If a pastureland tract is purchased separate from Tract 5 a new water source or waterline maintenance agreement will need secured for the current installed pasture waterers. The Buyer(s) of Tract 5 will have the right to disconnect the waterlines to the pasture waterers on other tracts if no agreement is made.

**TRACT 4: 106± ACRES** of quality pastureland. The largest individual tract in the offering has quality grass & multiple fresh water sources. This tract can be accessed from County Rd 507.  
**TRACT 5: 36± ACRES** that has traditionally been used for hay production. This gently rolling, mostly open, tract is the home of the well for pasture waterers. The setting & topography could be a location for a rural home site. Investigate the opportunity to combine Tract 5 with the larger pastureland tracts to keep the current watering system in place.  
**TRACT 6: 54± ACRES** of hardwoods & pastureland. This tract is the feature for hunting & recreational opportunities! There are many signs of active wildlife on the tract. The highest point on the ranch is located on Tract 6 & provides great scenic views of the property!  
**NOTE:** If a pastureland tract is purchased separate from Tract 5 a new water source or waterline maintenance agreement will need secured for the current installed pasture waterers. The Buyer(s) of Tract 5 will have the right to disconnect the waterlines to the pasture waterers on other tracts if no agreement is made.



## Tuesday, April 9 • 6pm Central

Auction Held at Cold Creek Cowboy Church - Ava, Missouri

- Beautiful Cattle Ranch Offering in Southwest Missouri
- Fenced Pastures with Great Access to Water!
- Extremely Active Wildlife & Great Hunting
- 4 Bed, 2 Bath, Ranch Home
- Homestead Potential
- 6 Miles North of Ava, Missouri
- 7 Miles South of Mansfield, Missouri
- Tracts Ranging from 23-106± Acres

**ONLINE BIDDING AVAILABLE** You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding info, call Schrader Auction Co. 800-451-2709

**TERMS & CONDITIONS:**  
**PROCEDURES:** The property will be offered in 6 individual tracts, any combination of tracts, or as a total 334± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.  
**DOWN PAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed & are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Sellers shall provide a General Warranty Deed.  
**CLOSING:** Estimated 45 days after auction, subject to the completion of a new survey if needed. The balance of the real estate purchase price is due at closing.  
**POSSESSION:** At closing.  
**REAL ESTATE TAXES:** The buyer shall pay the real estate taxes assessed against & attributed to the purchased tracts for the calendar 2024 years.  
**ACREAGE:** All boundaries are approximate & have been estimated based on current legal descriptions.  
**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) & Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised & surveyed acreage's.  
**EASEMENTS:** Sale of the property is subject to any & all easements of record.  
**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**