

35 TILLABLE ACRES± IN GREEN RIDGE, MO

# ONLINE AUCTION

**BigIron**  
REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**APRIL 30-  
MAY 14, 2024**

BIDDING ENDS AT 1:00 P.M. CDT

Get a salebill, register and bid at

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

Explore the Property from Above

**DRONE TOUR**



**Seller:** CANNON HOLDINGS & ENTERPRISES LLC

**Contact Your Listing Agents**

**GAGE SAULBEAMER 660.281.7556**

## Information

BigIron Realty is proud to present 35 +/- acres of tillable farm ground located near Green Ridge, Missouri. Very nice, great production tillable farm, with taxes are just over a \$1 an acre.

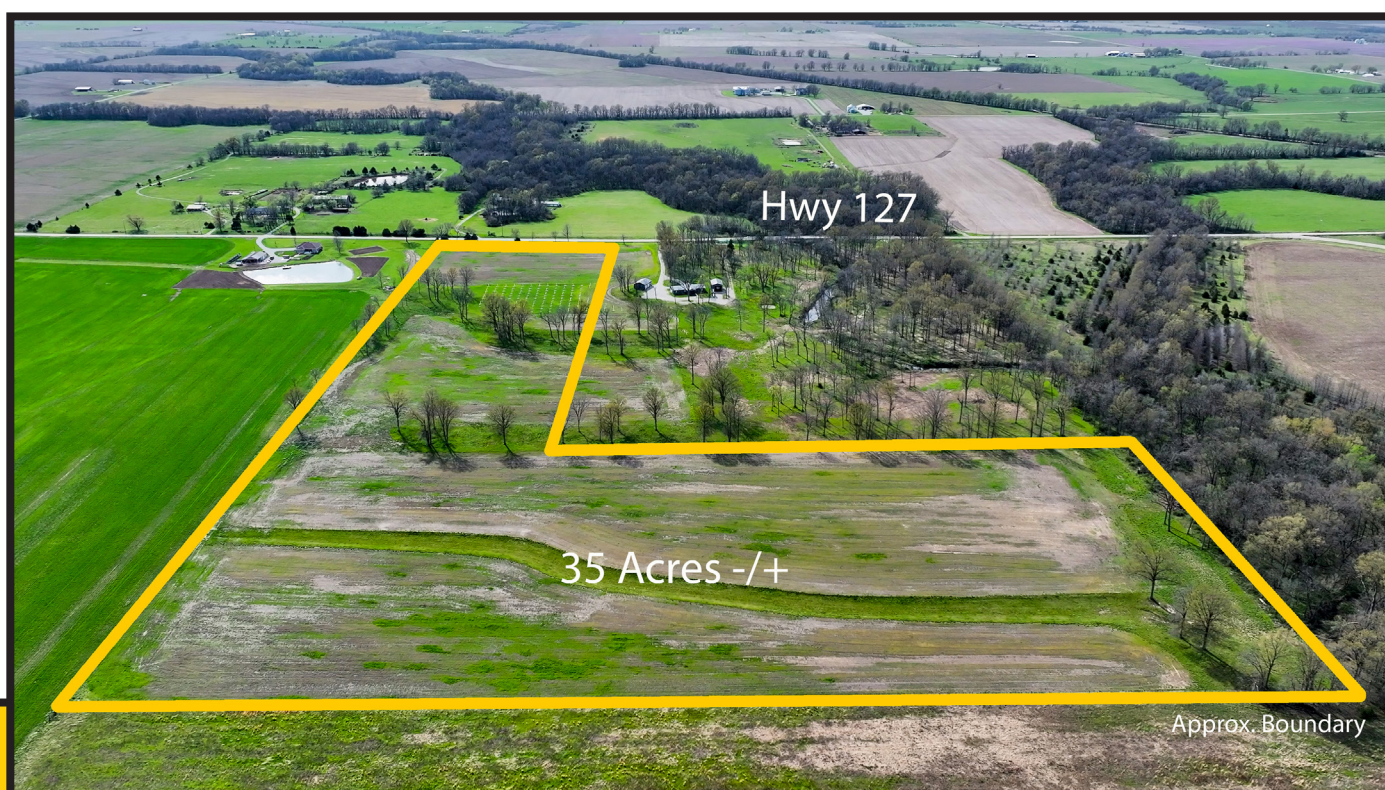
## Location

**Address:** Highway 127 Green Ridge, MO

From US 65/ US 50 Sedalia, head south on Highway US 65 for approximately 1 mile, then turn right onto highway B, following highway B for approximately 10.5 miles then take a left onto Highway 127, property will be on the left in approximately 2 miles.

## Legal Description

N 1/2 SW NW & N 165' S 1/2 SW NW 12-44-23



## BIDDING PROCESS

The bidding increments will be \$50/acre. The final sale price will be the highest bid. The Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning April 30th, 2024, and ending May 14th, 2024, at 1pm. This online auction features bidding extensions. The closing time will be automatically extended when the property receives a bid in the last 5 minutes and close simultaneously when none of the tracts receive a bid for 5 minutes. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

## TERMS & CONDITIONS

The successful Buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to Truman Title Company, if buyer chooses for immediate possession a non refundable downpayment of an additional 10% is required. The closing will be set on or before June 14th, 2024. Possession of the property will be at closing. The earnest deposit can be made by a personal check, company check, or wire transfer with the balance due at closing. Seller will provide marketable title to the Buyer evidenced by title insurance. The Buyer will be responsible for all other closing costs. The 2024 taxes will be prorated up to the closing date. The property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the Seller and Buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the Seller. The final sale price is subject to the seller's confirmation once the bidding concludes.

## Attend the Auction

**Tuesday, May 14, 2024**

**9 a.m. CDT until bidding ends**

**BigIron Realty Office**

1800 Liberty Park Blvd | Sedalia, MO 65301

BigIron Realty Agents will be at BigIron Realty in Sedalia, MO, on May 14th 2024, from 9:00 a.m. CST until the conclusion of the online auction. Please come during the times scheduled to discuss the property. BigIron Realty Representatives will assist buyers with registering to bid online. You do not have to be present to bid online, but you must be available by phone.

For more information and photos on the property,  
visit [www.bigiron.com](http://www.bigiron.com)

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.

# THE BIGIRON REALTY ADVANTAGE



## QUICK LAND SALES

When you list your property on our unreserved online land auction platform, it's **guaranteed to be sold after six weeks.**



## MORE MONEY IN YOUR POCKET

Our unreserved online land auctions **consistently outperform** traditional auctions and listings.



## UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Approaching 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

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4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601  
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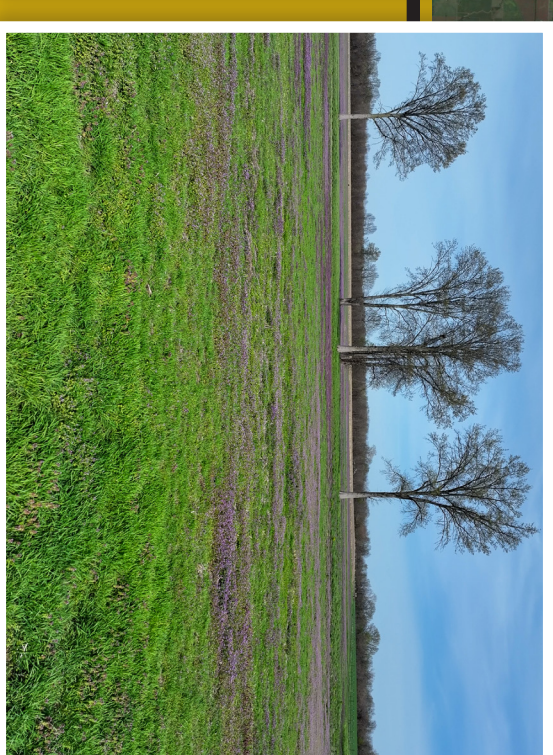
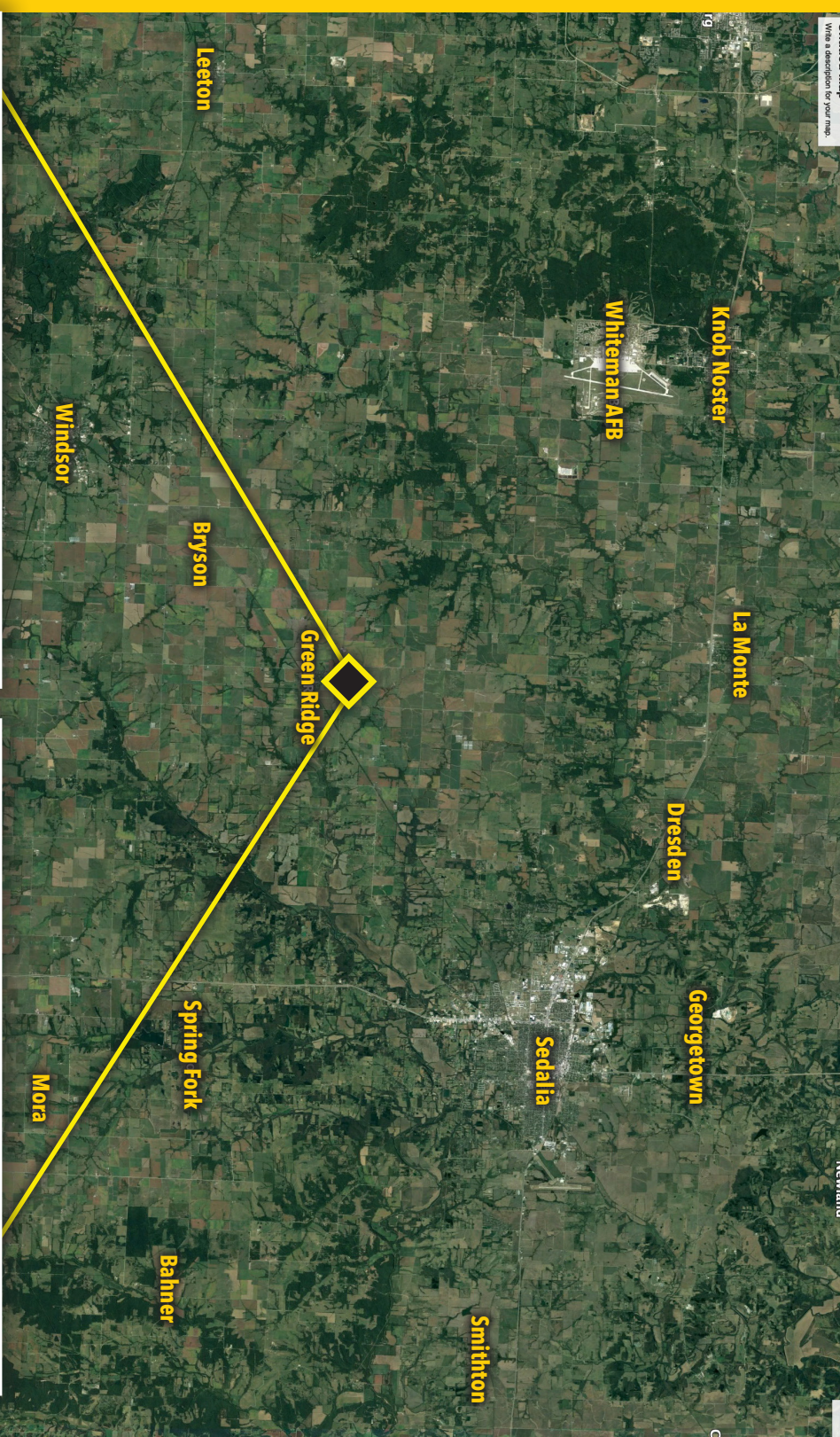
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