

**104± ACRES PETTIS COUNTY, MISSOURI**  
**BLEND OF FERTILE CROP LAND AND SCENIC TIMBERLAND**

# UNRESERVED ONLINE AUCTION

**BigIron**  
REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**OCT. 15-  
OCT. 29, 2024**

BIDDING ENDS AT 11:00 A.M. CDT

Get a salebill, register and bid at

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

Explore the Property from Above

**DRONE TOUR**



**Seller: JUDITH I CUNNINGHAM TRUST**

**Contact Your Listing Agents**

**ARLYN SWARTZENTRUBER 660.287.2079**

## Information

Attention farmers & investors! This 104+/- acre property is hitting the market, these opportunities do not come around for decades. Located just 3 miles north of Sedalia city limits and 15 miles south of I-70, with easy access off US Hwy 65, this property features a blend of fertile crop land and scenic timberland, bordered by Cedar Creek. Previously sharecropped with soybeans until last season, it offers excellent potential for agricultural use.

Explore the ATV trail winding through the timber or enjoy the prime hunting opportunities. With no HOA restrictions, this property provides a rare blend of opportunities. Included is a ranch-style home with 1,464 sq ft of living space, all-electric, 3 bedrooms, 1.5 bathrooms, a double car garage, and a 10 x 12 tool shed. This property is selling absolute, don't miss out, be sure to register and bid at [www.bigiron.com](http://www.bigiron.com)

## Location

**ADDRESS:** 22149 Swope Lane, Sedalia, MO 65301

Head north from Sedalia on US-65 for approximately 3 miles then right on to Swope Lane, property will be on your right.

## Legal Description

PART OF THE NW1/4 SW1/4; PART OF THE NE1/4 SW1/4; PART OF THE SW1/4 SW1/4; SE1/4 SW1/4; PART OF THE SW1/4 SE1/4 OF SECTION 15, TOWNSHIP 46 NORTH, 21 WEST, PETTIS COUNTY, MISSOURI AND PART OF THE NW1/4 NW1/4; PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4 OF SECTION 22, TOWNSHIP 46 NORTH, 21 WEST, PETTIS COUNTY, MISSOURI



## 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 October 15, 2024, and ending October 29, 2024, at 11:00 a.m. This unreserved online auction features bidding extensions. The closing time will automatically extend when the property receives a bid in the last 5 minutes and close when there is no 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 Landmann Title Company. The closing will be set on or before November 27, 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 property sells "as-is" subject to all rights of way and easements. Acreages are estimated based on records considered reliable and may differ from deeded or taxable acres. Bidders are responsible for conducting their own inspections and due diligence concerning the property.

## Attend the Auction

**Tuesday, October 29, 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 October 29, 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.

**BigIron**  
REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601  
[www.bigiron.com](http://www.bigiron.com)



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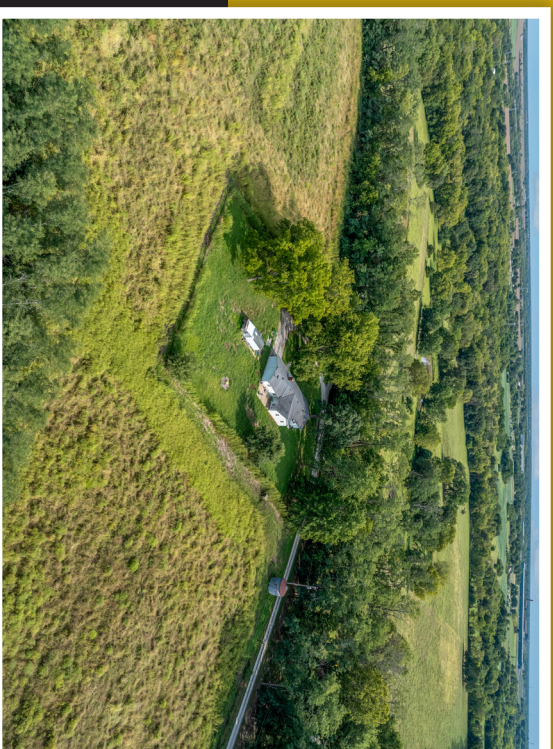
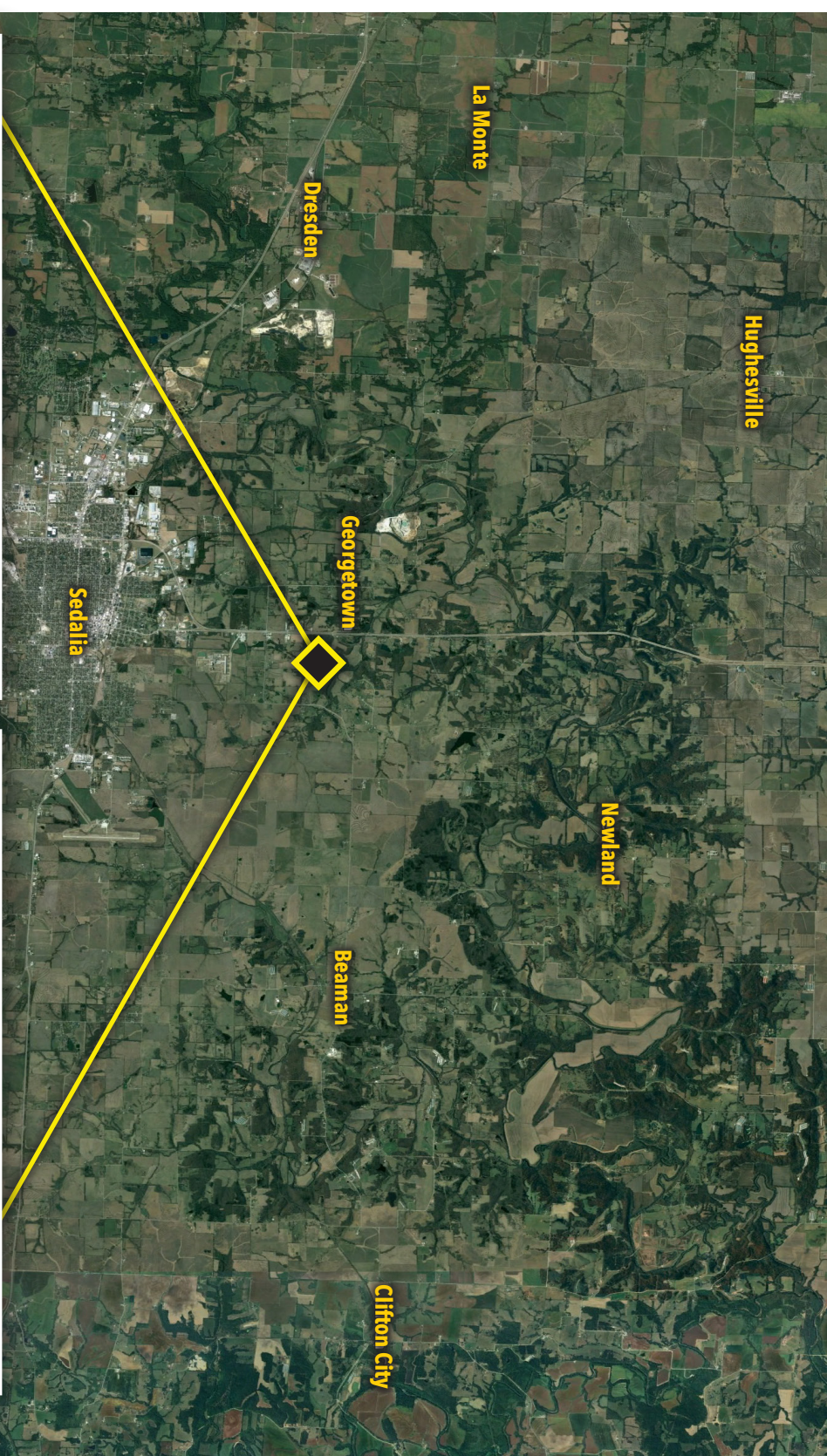
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