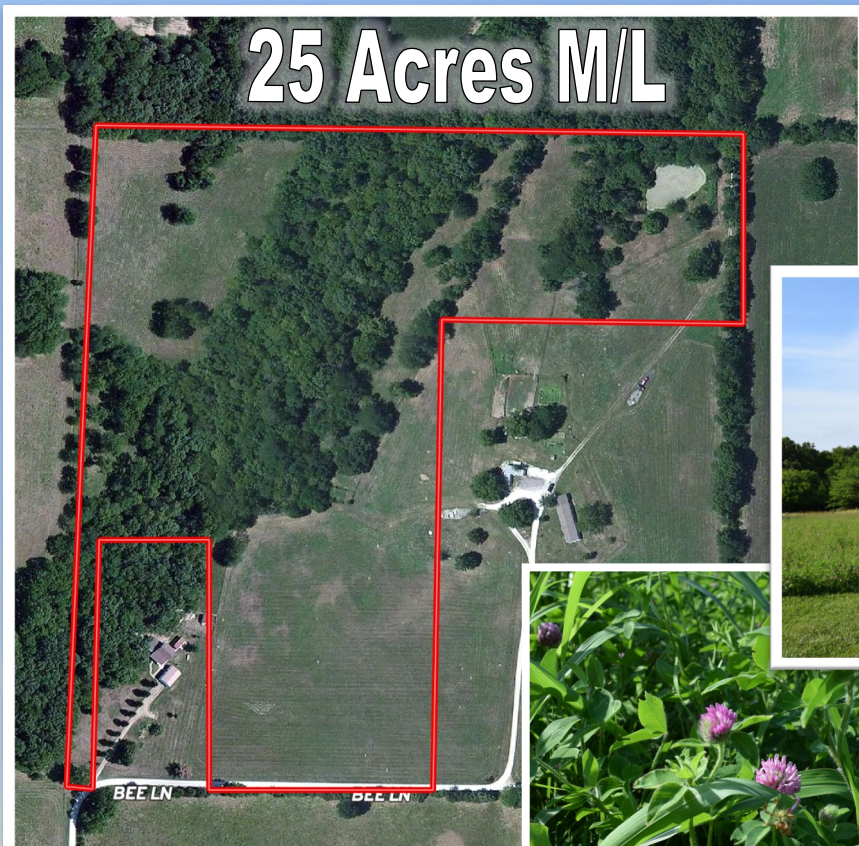


Real Estate Land AUCTION



Saturday, October 24th, 2020 at 11a.m.

13481 Bee Lane, Bunceton, MO



25 Acres M/L

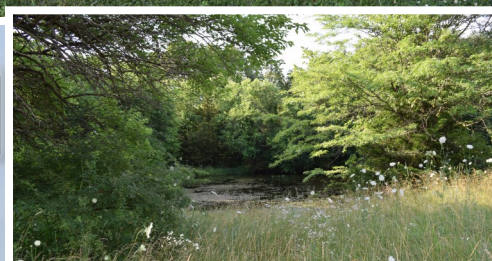
If you are looking for the perfect hunting spot, a building site for a new home, a get away from the city or just a new land investment, this acreage provides an abundance of opportunity. This 25+/- acres of diverse land located just outside the city limits of Bunceton is a must see. For property view please contact Cody at 660-888-3460 or Teresa at 660-888-9518.



**BUILDING
SITES**

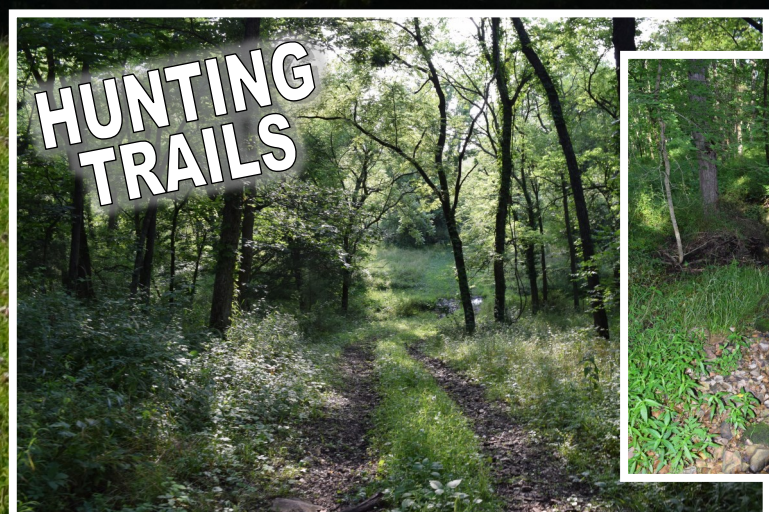


**50% OPEN
PASTURE**



Real Estate Description

25 +/- acres situated just north of Bunceton, MO on a dead-end road. This diverse acreage has established pasture that is currently yielding a healthy hay crop. In addition, there is a timbered draw with a seasonal wet weather creek winding through the northeast corner of the property. The current owner has a variety of trails for wildlife and ATV use, and the property has proven to be a fruitful white tail hunting ground in the past. There is also a small 1/3 acre pond located in the northwest corner of the property. The property is located in the Cooper County R-IV (also known as Bunceton) School District. There are a variety of building sites on the property making this a great investment property. Whether you are looking for country living or recreational property, you don't want to miss this opportunity. Directions: From I-70 take exit #101 MO-5. Take MO-5 South approximately 11 miles. Turn left on J Hwy and continue 2.5 miles making a sharp left onto Bee Lane. Continue on Bee Lane approximately 1/2 mile to property. From US-50, take MO-5 North to J Hwy. Turn right on J Hwy and then left on Bee Lane to property. Watch for signs day of sale.



**HUNTING
TRAILS**



**SMALL
CREEK**



Real Estate Terms

The buyer will provide a \$7,500 (non-refundable) down payment upon signing the contract for the sale of real estate immediately following the acceptance of the final bid. Acceptable forms of payment include a personal check with bank letter or certified funds. The remaining balance will be due at closing in 30 days or less. Please note, successful bidding at the auction is not contingent on personal financing. Please have your finances in order prior to bidding on the property to ensure you are capable of paying the balance at closing. Visit our website for a complete list of auction terms.

Seller: William Craig

Martin Auction

**M+A+C
Company**

For a complete listing and large selection of photos visit our website.

www.martinauctioncompany.com

Cody Martin 660-888-3460 Teresa Martin 660-888-9518 Terry Quinlan 660-888-9493