

# WESSING ESTATE AUCTION



**Saturday, July 24th, 2021 at 9:30a.m.**

**13421 Rodeo Drive, Pilot Grove, MO**



## REAL ESTATE SELLS AT NOON

This property consists of 259 acres more or less located in the Clear Creek/Pilot Grove Area of Cooper County, Missouri. This acreage has a long, winding open hilltop with a balance of mature timber as well as an established homestead. The rock bottom Brush Creek creeps through the northern border of the property. The open hilltop is currently being utilized for grazing and hay production; however, the fields are terraced and have the potential for row crops. With the excellent combination of grassland, timber and various water sources as well as peacefully seclusion this farm has an abundance of wildlife. Whether you are looking to expand your farming operation or just looking for that dream property to call your own, this farm is a must see. **Real Estate Terms:** \$25,000 down day of sale (non-refundable) in the form of personal check with bank letter or certified funds, bal-

## FARM & COUNTRY HOME Clear Creek - Pilot Grove Area

### COUNTRY HOMESTEAD

Located on the property is a 2 bedroom, 2 bath brick home. The home was built in 1970 and is approximately 2284 square feet. The upper level of the home consists of a large family room with a rock front fireplace, a formal dining area as well as an eat-in kitchen, master bedroom/bath and an additional room that could be used as a home office, craft room, play-room, etc. The upper level of the home also has access to the attached single car garage. The lower level of the home has an additional family room with a rock front fireplace, bedroom, bathroom, utility kitchen, mud room and additional utility storage. The lower level walks out to the well shaded back yard. Other features is the homestead include several outbuildings.



Call for more information or property viewing contact.

Personal property will also be sold starting at 9:30a.m.

**Sellers: Joseph 'Jody' & Virginia Wessing Trust**

**[www.martinauctioncompany.com](http://www.martinauctioncompany.com)**

**Martin Auction**  
**M+A+C**  
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