

3 Farm Land AUCTIONS ON THE SAME DAY!

Tract 1: 87.63+/- Acres Located in New Madrid County, MO
Tract 2: 29+/- Acres Located in Dunklin County, MO
Tract 3: 75+/- Acres Located in Dunklin County, MO

WEDNESDAY, NOV. 6, 2024 - KENNETT, MISSOURI

Sale Time: 2:00 p.m. - Sale Site: Kennett American Legion Building On Hwy. 412 Across From Walmart

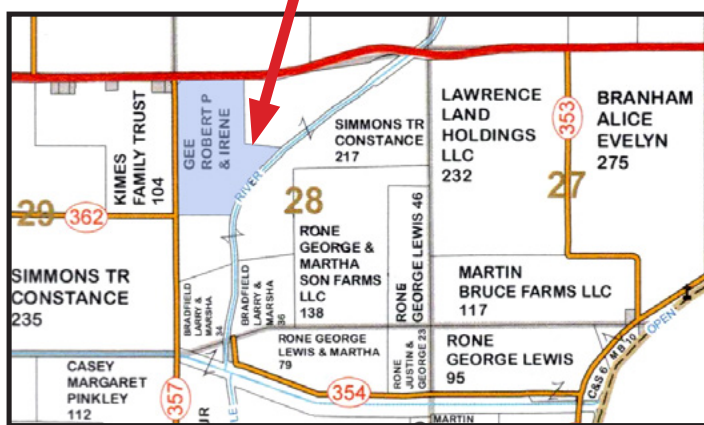
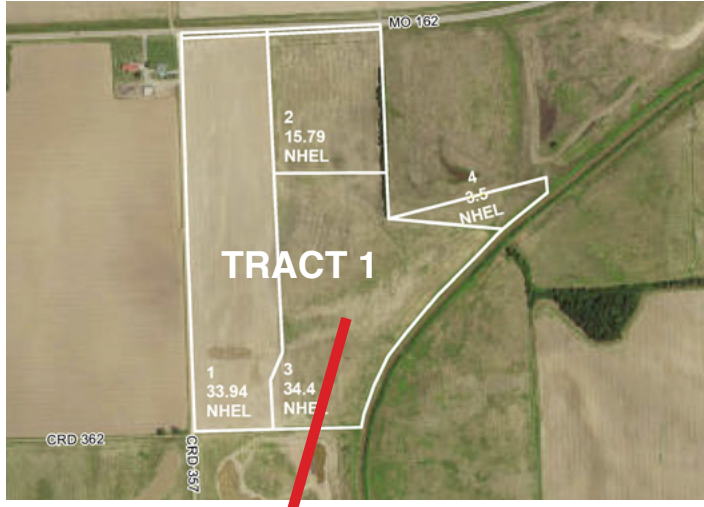
Tract #1 Owner: Estate of Irene Gee

AUCTIONEER'S NOTE: Jeff DeWitt Auction Co. Inc. has been commissioned to sell at public auction approximately 87.63 acres +/- of row crop farmland in New Madrid County, Missouri. The Gee family has owned this farm for several decades and has decided to sell the farm after the passing of Ms. Irene Gee. This is prime farmland suitable for cotton, corn, wheat, and soybeans. FSA reports will be available at auction.

87.63 ACRES +/- LOCATED NEAR PORTAGEVILLE IN NEW MADRID COUNTY, MO
Tshp 21N, Rge 12E, Sec 28
FSA Farm #1428

DIRECTIONS TO FARM: From Portageville, MO at the intersection of US Hwy 61 and MO-162, head West on MO-162 for 4.5 miles. The farm is on the South side of the road just West of Little River.

Crop Name	Base Acres	PLC Yield
Soybeans	4.7	32
Seed Cotton	66.24	2315
Unassigned Generic Base	16.56	0
Total	87.5	



Tract #2 – Owner: Estate of Linda Owen

AUCTIONEER'S NOTE: Jeff DeWitt Auction Co. Inc. has been commissioned by the Estate of Linda Owen to sell at public auction approx. 29 acres +/- of row crop farmland in Dunklin County, Missouri.

29 ACRES +/- LOCATED NEAR KENNETT IN DUNKLIN COUNTY, MO
Tshp 18N, Rge 10E, Sec 31

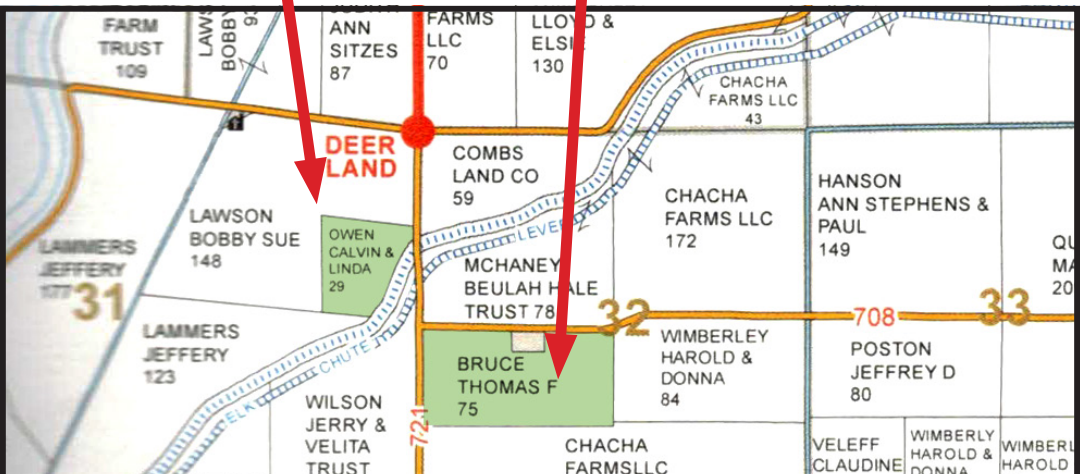
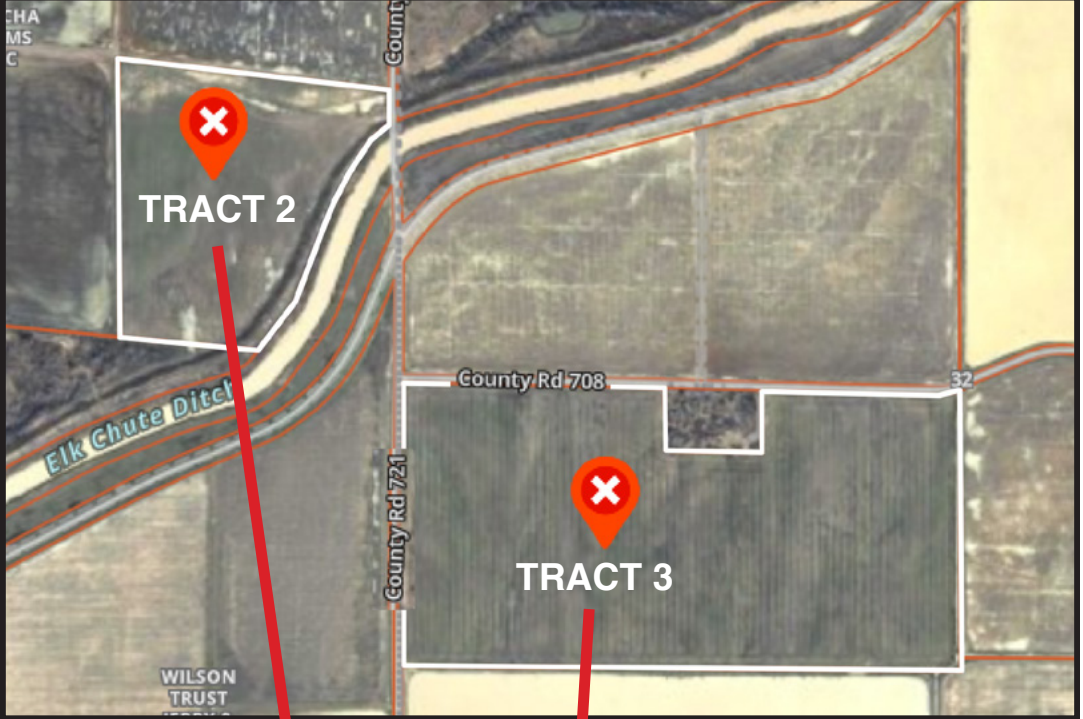
DIRECTIONS TO FARM: From Kennett, MO, go east on U.S. Highway 412 for approx. 4 miles to County Line Road/State Highway NN. Head south on County Line Rd. for 3.5 miles until you reach State Highway UU. Turn right on State Highway UU and head west for approx. 4.1 miles. State Highway UU will turn south and the road will become County Road 721. The farm is located on the west side of County Road 721 and lies directly next to Elk Chute Ditch.

Tract #3 – Owners: Thomas and Helen Bruce

AUCTIONEER'S NOTE: Jeff DeWitt Auction Co. has been commissioned by Thomas and Helen Bruce to sell a public auction approximately 75 acres +/- of row crop farmland. The owners have retired and moved away from the area.

75 ACRES +/- LOCATED NEAR KENNETT IN DUNKLIN COUNTY, MO
Tshp 18N, Rge 10E, Sec 32

DIRECTIONS TO FARM: From Tract 2 head south on County Road 721. The farm will be on your left at the intersection of County Roads 708 and 721.



**FOR MORE INFORMATION, CONTACT:
 JEFF DeWITT AUCTION CO., INC.
 573-471-1060**

TERMS: 10% of highest bid (non-refundable) due at conclusion of auction. Balance due on or before closing within 60 days. Closing will be handled by Pelts Title Co. in Kennett, Mo. Closing costs to be divided equally between buyer and seller. Seller will collect 2024 rents and pay 2024 real estate taxes. Buyer will take possession following 2024 crop.
6% Buyer's Premium will be added to last bid in order to establish selling price and is payable day of auction.
NOTE: We urge you to drive out and inspect these fine properties before auction day.

Visit our website: www.dewittauction.com

AUCTION CONDUCTED BY:
DeWitt Auction Co., Inc.

Member Mo. & Miss. Auctioneer Assoc. - Lic. Nos: MO 14 & 85; AR 390 & 404; AL 611 & 1317; LA 239; Phil DeWitt MS 292; IL Firm No. 444000276; MS Firm No. 410F; TX 6538 & 10982; TN Firm No. 2422; KY 6028; FL 1535; Jack Holifield TN 6847, AL 5350, LA 19365; Brandon DeWitt AR 2535, MS 1471, IL 441.002267, KY 4216, TN 6941, Mo. RE Salesperson Lic. #2015019112, Ark. RE Salesperson Lic. #SA00080457; Alyssa Nicole VonderHaar MO Real Estate Broker/Broker-Officer Lic. #2010010870/Corp. Lic. #2013017734

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PLANNING AN AUCTION? CONTACT:
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"Your Attendance Always Appreciated!"
 ANNOUNCEMENTS MADE AUCTION DAY TAKE PRECEDENCE OVER PRINTED MATERIAL.

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