

# Online Land Auction

117 +/- Ac., S. Rangeline Rd., Ashland, MO

Sells To High Bidder  
No Reserve or Minimum!!

**Bidding Ends: Thursday, March 4th | 12:30 pm**

**Preview: Fri., Feb. 19th, 2pm - 4pm & Sat., Feb. 27th, 9am - 11am**

**Offered In Tracts & Entirety**

**Tract 1: 22 +/- Ac.; Tract 2: 18 +/- Ac.; Tract 3: 27 +/- Ac.; Tract 4: 50 +/- Ac.**

**Your opportunity to own land is now!!**

**Directions:** Highway 63 South To Route H (Columbia Airport) Exit, East On Route H Approximately 2 Miles, Continue onto S. Rangeline Rd. for 4 Miles to Property On Right. (Watch For Signs!)

**Terms:** \$10,000.00 (Non-Refundable Earnest Money Deposit), Per Tract, Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Applies To Final Bid To Determine Contract Price. Realtor Participation Welcomed. Realtors and Their Clients Must Fill Out Buyer / Broker Registration Form 48 Hours In Advance of Auction Ending. This Is NOT Required For Persons Bidding Without Realtor Representation.



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# PROPERTY FEATURES & INFORMATION

## TRACTS 1 thru 4 S. Rangeline Rd., Ashland, MO

**Tract 3: Hunting Cabin/Storage Building:** 16' x 30' - Electric, Bathroom with shower, wall mounted propane gas heater, kitchen sink, vinyl floor, window, wood siding exterior & asphalt shingle; **Metal Building:** 24' x 27' - Concrete Floor, Electric, 6 Windows, Bathroom with shower, insulated ceiling; Older Livestock Barn, Older Cattle Shelters & Several Ponds

**Schools:** Ashland Public Schools

**2020 Taxes:** \$784.89, per Boone Co. Collector

**Zoning:** A-2, Boone Co. Planning & Zoning

**Acres:** Tract 1 - 22+/- ac.; Tract 2 - 18+/- ac.; Tract 3 - 27+/- ac.; Tract 4 - 50+/- ac.

**Parcel No.:** 24-300-12-00-004.00 & 24-300-12-00-004.01

**Legal Description:** The North West Quarter (NW 1/4) of the North East Quarter (NE 1/4), and the South part of the North East Quarter (NE 1/4), of the North East Quarter (NE 1/4), said South part to be (8) eight feet in uniform width and to extend from tract herein conveyed to Range Line on East; and the South East Quarter (SE 1/4), of the North East Quarter (NE 1/4), and all the Northeast Quarter (NE 1/4) of the South East Quarter (SE 1/4) except three (3) acres, more or less, the North West part of the said North East Quarter (NE 1/4) of the South East Quarter (SE 1/4), the said three (3) acres bounded on the South and East by a public road running in a Northeasterly direction across the North West part of the said North East Quarter (NE 1/4) all of the above land being situated in Section Twelve (12), Township Forty-Six (46) North, Range Twelve (12) West, containing in all one hundred seventeen (117) acres, more or less.

### - Utilities -

#### **Consolidated Water District (573-449-8723):**

**Tracts 1 & 2:** Existing 4" main on East side of Rangeline Rd. New service would require road crossing and 5/8 x 3/4" meter - \$2,110.00 per meter.

**Tract 3:** Has an existing water meter (north of existing driveway). Existing 6" main on West side of Rangeline Rd. and North of existing driveway. New service south of driveway would require road crossing and 5/8 x 3/4" meter - \$2,110.00 per meter.

**Tract 4:** Existing 6" main on West side of Rangeline Rd. Short set meter would be \$1,060.

#### **Boone Electric (573-449-4181):**

*Per Boone Electric - Any potential customer will be required to contact Ameren UE first, as this is their territory. Boone Electric would most likely end up serving the property with any new service connections. This determination would be worked out between Ameren UE & Boone Electric.*

*Boone Electric currently serves Tract 3 from 3-phase power on S. Rangeline Rd.*

**Auction Disclaimer:** Purchaser and/or Purchaser's Agent/Broker Shall Bear the Responsibility To Review All Property Exceptions, Easements, Restrictions, Etc. And To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure And On Auction Website Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS IS" With No Warranties Made By Seller Or Auction Company