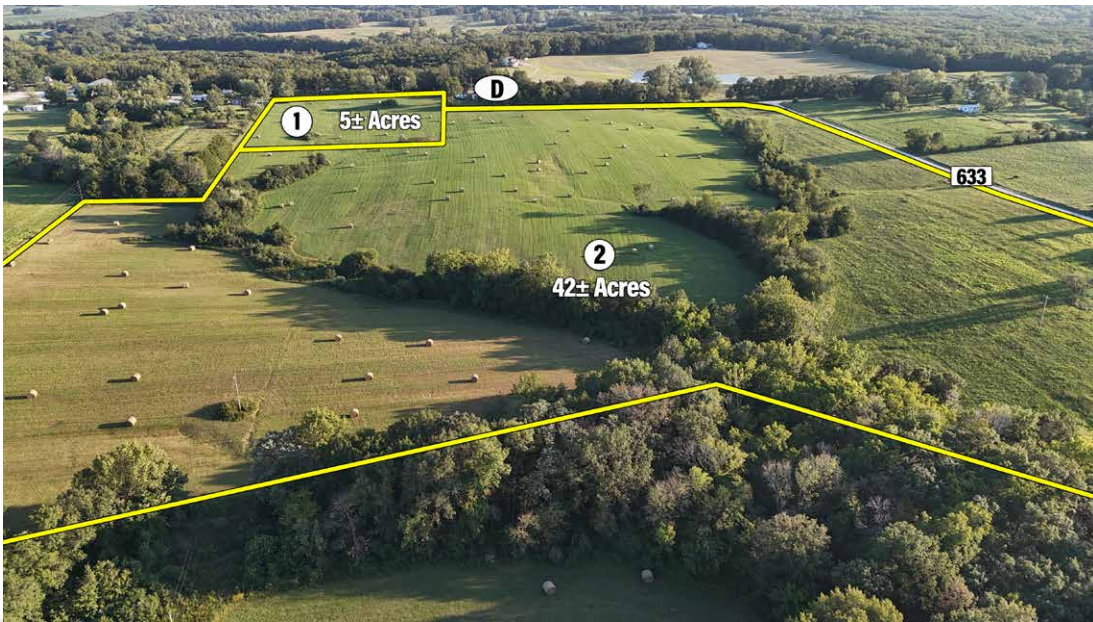
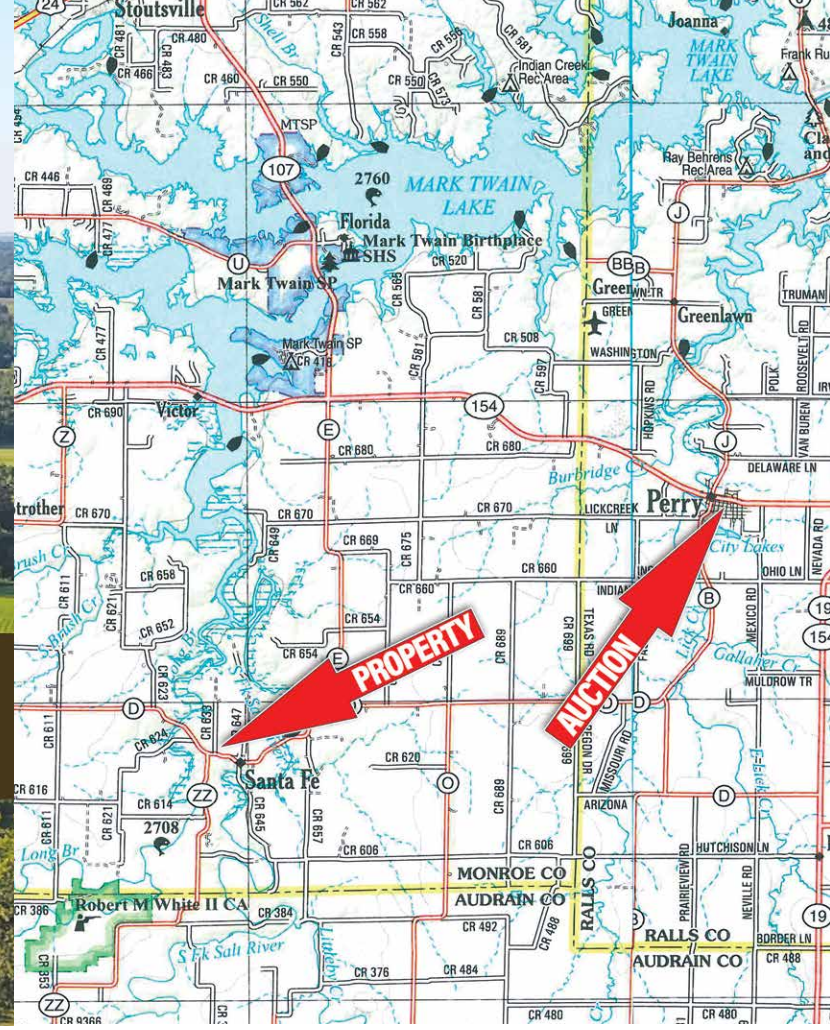


Estate of Otis F. Reynolds REAL ESTATE AUCTION

47± ACRES OFFERED IN 2 TRACTS

NEAR MARK TWAIN LAKE - MONROE COUNTY



SAT, OCTOBER 19TH AT 10AM

- **BEAUTIFUL FAMILY FARM**
- **CURRENTLY IN HAY PRODUCTION**

Don't miss this incredible opportunity to own 47+/- acres (subject to survey) of prime real estate near Mark Twain Lake in southern Monroe County. This family farm, currently in hay production, will be auctioned live and online Saturday, October 19, 2024, at The Junction in Perry, MO. This farm was the culmination of a lifetime of effort by the Reynolds family and is truly a slice of rural Heaven. The land will be sold in two separate tracts using the 'Buyer's Choice' method, each offering unique potential:

Tract 1: 5 +/- Acres (subject to survey)

With direct access from Highway D, this tract is an ideal location for a homesite or a weekend getaway. Located just 10 minutes from the South Fork boat ramp on Mark Twain Lake, it's the perfect spot to enjoy lake activities and the tranquility of rural living.

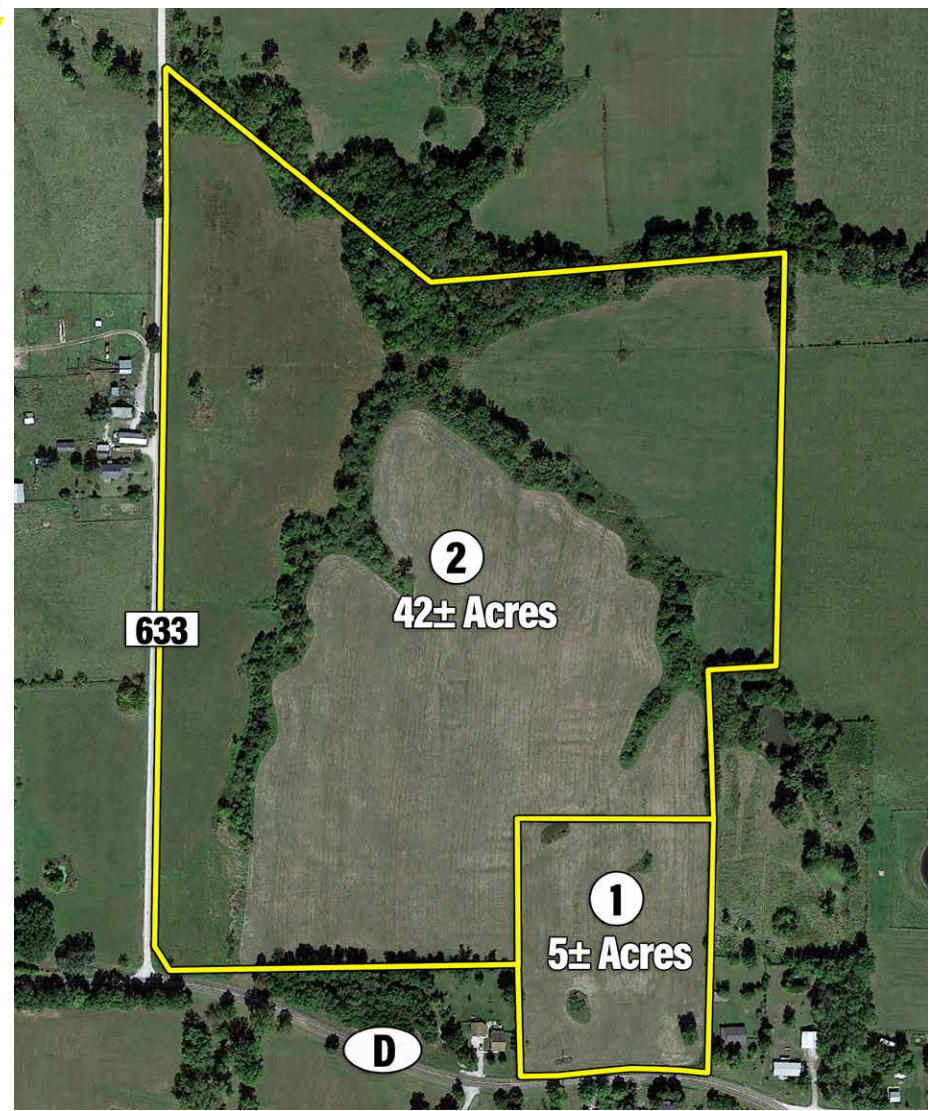
Tract 2: 42 +/- Acres (subject to survey)

This expansive tract includes approximately 36 crop acres as indicated by FSA records and is accessible from Monroe Road 633. Whether you're looking to continue farming or seeking a larger, more secluded location for a homesite or recreational retreat, Tract 2 offers endless possibilities.

Please note: A water line easement will be provided for the neighboring property, and its approximate location is available upon request.

Both tracts provide proximity to the natural beauty and recreational opportunities of Mark Twain Lake, making them perfect for anyone looking to build, farm, or simply enjoy the peacefulness of the countryside. Be sure to attend this auction and secure your piece of Missouri's landscape!

Personal Representative: Jo Ann Reynolds
Representing Attorney: Sara Ehret 573-985-3411 | Briscoe & Brannon



HELD AT THE JUNCTION RESTAURANT & LOUNGE IN PERRY, MO

CLOSING AND TITLE INSURANCE BY MONROE COUNTY ABSTRACT AND TITLE
229 NORTH MAIN ST., PARIS, MO 63456
660-327-4109

Michael Roberts 573-355-3599
Anthony Peoples 660-651-6501

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