

**Sale Name:** Practice Practice

**LOT 3 - Tract 3**



**Description**

597.8+- acres <sup>3</sup>/<sub>4</sub> mile off Hwy 51 on the North side of M Road, 1/8 mile of frontage on Hwy M and running 1.3 miles North at the furthest point. 283 acres are open pasture and hay ground plus wooded and wooded pastures. A good cattle farm divided into several pastures. Working pens along the SW side of this tract. It would be a great combo with tract #2. The camper does not stay. It's also a great farm to hunt with so many creeks, field lines, pinch points and small remote pastures. There is a large Turkey population. **Note to bidders of Tracts 2 and 3:** The well on Tract 3 supplies water for both tracts. If Tracts 2 and 3 sell separately buyers will be required to sign a shared well / maintenance agreement and power easement.

2021 Taxes Paid: \$425.14 (\$0.72 per acre) Parcel Number: 06-06.0-24-00.0-00-03.00000 (80.64 ac) Parcel Number: 06-06.0-23-00.0-00-01.00000 (169.55 ac) Parcel Number: 06-06.0-13-00.0-00-07.00000 (172.24 ac) Parcel Number: 06-06.0-14-00.0-00-10.00000 (170.44 ac)

**Quantity:** 1



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