



Scotland County, Missouri

LAND AUCTION

30 ACRES M/L *to be sold in 1 tract*

Owner **Ben & Megan Hoover**
18559 State Route W - Rutledge, MO 63563

Thursday, November 19, 2026 @ 12:00 Noon

NEW!!! 1,600 sq. ft. House

3 Bedrooms • 2 Baths

2 porches • 864 sq. ft. attached 2 car garage

**Full walk-out basement (basement is framed
and ready to finish for more living space!)**

30 acres of Prime Hunting Land!

Two deluxe hunting blinds in place

- set up and ready to hunt!



From Rutledge Mo: Go West on Route M 3 miles to State Route W, continue West for 3 miles to property. **From Memphis Mo.** Go South on Hwy 15, 9 miles to State Route W then East 1.5 miles to auction site Watch for signs!

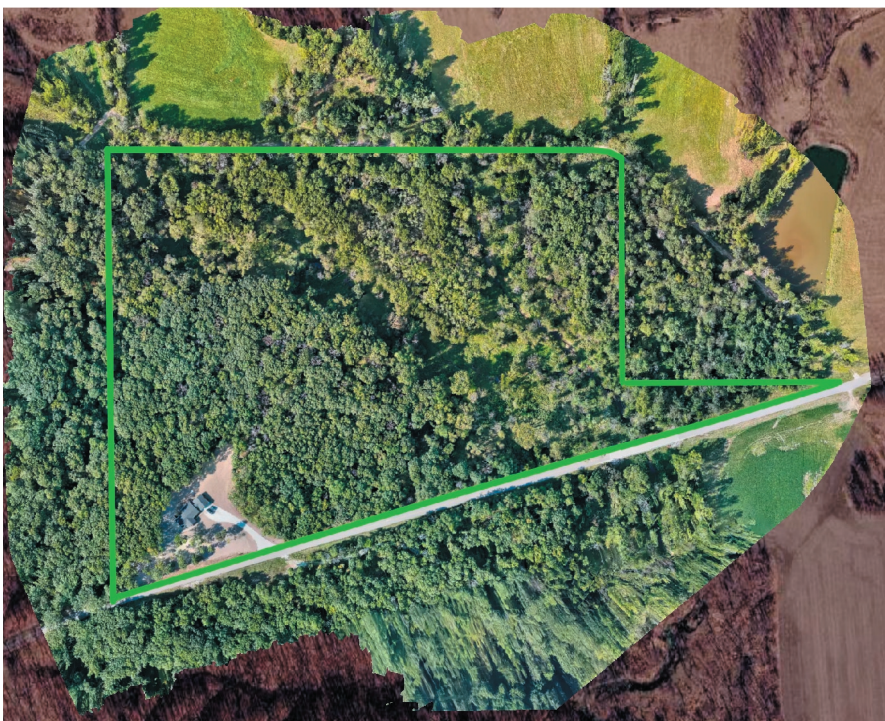
Terms of Real Estate: Property will be sold for the total lump sum figure. 10% of the bid price to be paid day of the auction, with the balance paid at closing, on or around 30 days. Following the sale of the property the Buyer(s) will enter into a written contract with the Seller(s). Contract will be available for inspection prior to the start of the auction. The 2026 Real Estate taxes will be paid by the seller.

Full possession will be given at time of closing. *Closing and title work by Scotland County Abstract (660) 465-7052*

All lines drawn on maps, photos, etc.
are approximate and no liability for errors is assumed.
Buyers should verify the information to their satisfaction.
Real Estate is being sold as is! **For additional info.**
or to view the property contact: 660-730-0466

This is an absolute auction!!!

**For additional photos
and information, go to
highauctionservice.com**



High Auction Service LLC *Downing Mo - Randy High 660.216.0515*

www.highauctionservice.com e-mail: highauctionservice@gmail.com

Cash or check with proper ID. Not responsible for accidents or theft. Announcements day of the sale take precedence over any advertising.