

**\*SELLING TO THE HIGHEST BIDDER\***  
**LAND AUCTION**

**157 +/- ac.**

Offered in 4 Tracts of 17.214, 14.225, 22.212, and 103.428 Ac.

**Calhoun County**

**100 County Road 426 Vardaman, MS**

**3 Mi. West of Vardaman 5 Mi. East of Calhoun City**

**Farm Land - Timber Land - Home Sites**

**Saturday, January 7 at 1 PM**

**\*Online Bidding is Available\***

Property Selling from **\*The Front Porch\***, Meeting Room

307 N. Main St. (Next Door to City Hall) Vardaman MS

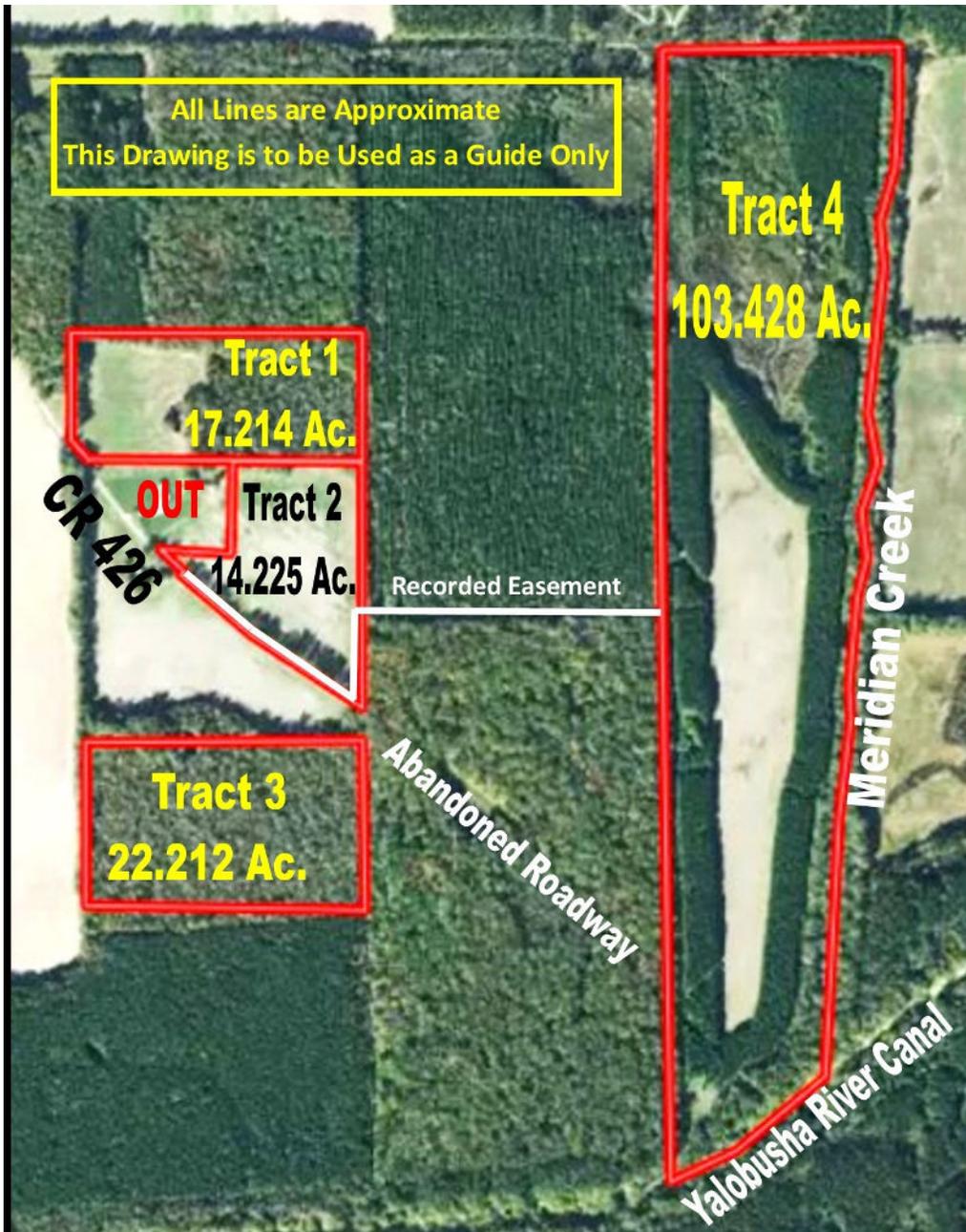
**PIONEER**  
**Auction & Realty LLC**

MS lic. # 130 B 11011

**Kevin Glidewell**  
**662-562-6767**  
See Website for More Information  
**www.Pioneer - Auctions.com**

# LAND AUCTION

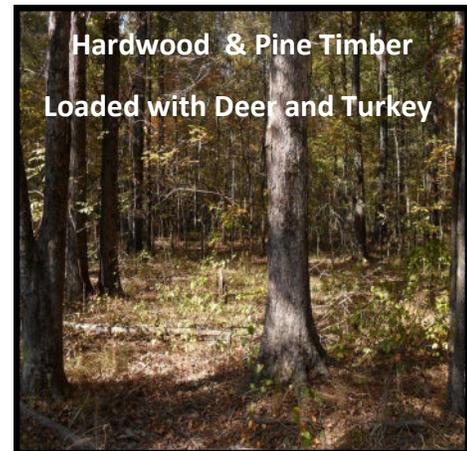
Saturday - January 7 - 1 PM



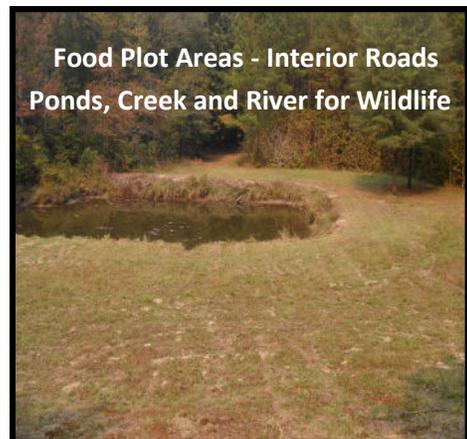
Tract 1 - Farm Land - Hardwood Timber  
Home Site - City Water



Tract 4 - Excellent Farm Land - Recreation  
\$1399.00 per year CRP income  
Through 2035



Hardwood & Pine Timber  
Loaded with Deer and Turkey



Food Plot Areas - Interior Roads  
Ponds, Creek and River for Wildlife

## Inspection Dates

Auction Personnel will be available at Tract 2 on the days listed below or by appointment.

**Saturdays December 3rd, 17th and 31st from 10 AM - 1PM**

**Directions:** From Vardaman go W on Hwy 8 for 2 1/2 mi. then left on CR 426 for 1/2 mi.

From Calhoun City go E. on Hwy 8 for 5 mi. then Right on CR 426 for 1/2 mi.

**Close Property Address:** 100 County Road 426, Vardaman, MS 38878

**Terms of Auction:** Property is Selling in As-Is, Where-Is Condition. A 10% deposit will be due the day of auction with the balance due within 45 days at closing. Property will be offered in tracts and combinations of tracts. Pioneer Auction & Realty LLC, its employees or the sellers are not responsible for accidents or injury of any kind. Buyers must do due diligence on their behalf to protect their own interest. All information is believed to be correct but is not guaranteed. All drawings, illustrations, maps, etc. are approximate and are intended to be used as guides only. Announcements made the day of auction may supersede any and all other information. A 10% Buyers Premium will apply to the highest bid to determine the final sales price. **All land will be selling by the surveyed acre**

**Pioneer Auction & Realty LLC is Family Owned and Operated. Call When You are Ready to Sell**