

INDUSTRIAL DEVELOPMENT LAND 188.7± ACRES BOONE COUNTY, MO EWING INDUSTRIAL PARK, COLUMBIA ONLINE AUCTION

BigIron
REALTY

[EXPERTS IN SELLING LAND]



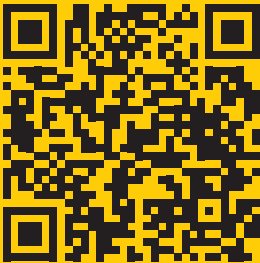
Sellers: If you are thinking of selling your property, please attend this auction and see how it works!

Seller: Kevin & Debbie Hull

Contact the Listing Agent
Zach Mueller 573.825.7296

Bid Online
**JULY 14-28,
2026**

BIDDING ENDS AT 11 A.M. CENTRAL
Get a salebill, register and bid at
www.bigiron.com



Explore the Property from Above

DRONE TOUR



Industrial • Investment Opportunity

Position your next project in one of Missouri's premier industrial corridors. This 188.7± acre tract in Ewing Industrial Park offers a rare combination of shovel-ready infrastructure, strategic central location, and immediate income, making it ideal for advanced manufacturing, logistics, and long-term investment.

Property Highlights

- **Power-Ready Infrastructure** – Adjacent 13.8 kV electric service with onsite substation for reliable and scalable power
- **Robust Utility Capacity:**
 - 160,000 GPD water supply with 1.5-million-gallon tower
 - 200,000 GPD wastewater capacity
- **Natural Gas Access** – 4-inch Ameren Missouri line for industrial use or backup generation
- **Telecom Connectivity** – Located in a regional tech hub with access to multiple fiber providers

Income & Investment Potential

- **Immediate Cash Flow:** ~120 acres in row crop production generating ~\$20,000 annually
- **Flexible Zoning:** Light industrial, residential, or mixed-use development
- **Scalable Opportunity:** Large contiguous acreage suitable for phased or single-user development

Visit www.BigIron.com for additional information and to register and bid

Legal Description

NW PT SE/ E1/2 SW EXC N PT SUR
2401-39 NE PT SUR 2788-41 EXC PT
TO HALLSVILLE SCHOOL & PT NW
NE S PT SUR 2788-41

Location

From I-70 and US-63, head north on US-63 for approximately 1 mile. Then take State Route B toward Hallsville/Centralia. After about 2 miles, turn onto Brown Station Road and continue for 1.5 miles. Next, turn right onto State Road HH. After 1 mile, turn onto N Rogers Road. Continue for about 0.5 miles and look for signs on the right.

2025 Taxes: \$529.31

BIDDING PROCESS

The bidding increments will be \$10,000. The final sale price will be the highest bid. The Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this property for 14 days beginning July 14, 2026, and ending July 28, 2026, at 11:00 a.m. This online auction features bidding extensions. The closing time will automatically extend when the property receives a bid in the last 5 minutes and close when there is no bid for 5 minutes. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours before the auction close or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer must enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to the title company. The closing will be set on or before August 28, 2026. Possession of the property will be at closing. The earnest deposit can be made by a personal check, company check, or wire transfer, with the balance due at closing. The seller will provide a marketable title to the buyer, evidenced by title insurance. The buyer will be responsible for all other closing costs. The 2026 taxes will be prorated up to the closing date. The property will not be sold subject to financing. Please have all financial arrangements made before the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any other terms, whether verbal, written, expressed, or implied and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller. The property sells "as-is" subject to all rights of way and easements. Acreages are estimated based on records considered reliable and may differ from deeded or taxable acres. Bidders are responsible for conducting their own inspections and due diligence concerning the property. The final sale price is subject to the seller's confirmation once the bidding concludes.

Attend the Auction
July 28, 2026

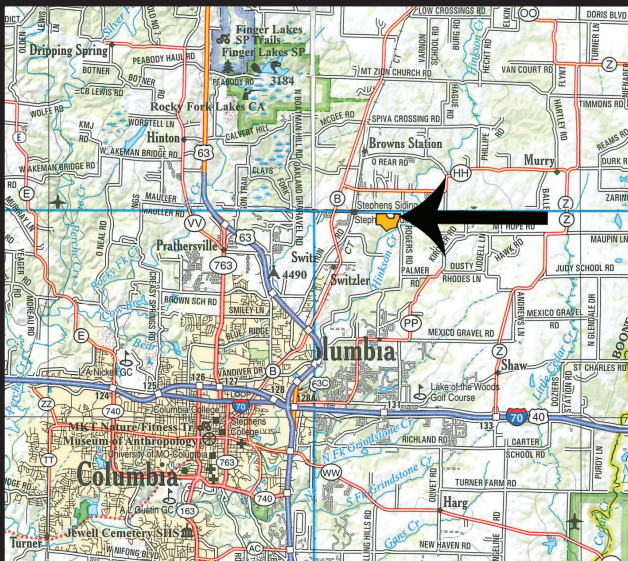
9 a.m. Central until bidding ends

BigIron Realty Office

1800 Liberty Park Blvd | Sedalia, MO

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

Sellers: If you are thinking of selling your property, please attend this auction and see how it works!



For more information and photos on the property,
visit www.bigiron.com

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2026 BigIron Realty. All rights reserved.

CELEBRATING
40
YEARS

SERVING RURAL AMERICA

Celebrating 40 years of farm real estate experience. BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

**NOW BOOKING
ONLINE LAND AUCTIONS**

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4860 33rd Avenue
Columbus, NE 68601
www.bigiron.com
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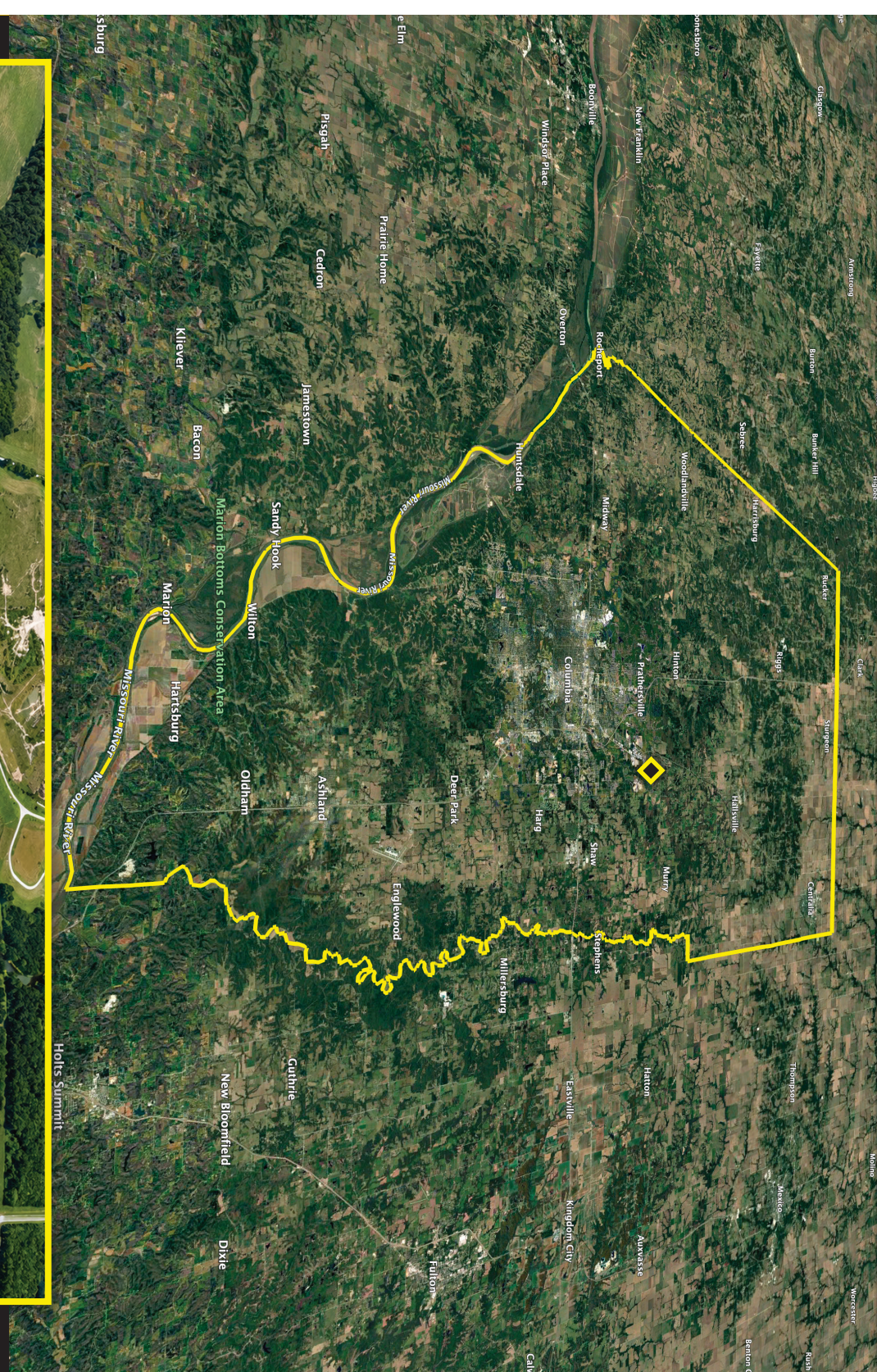
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