

LAND, HOME & HORSE FACILITY AUCTION

FRIDAY, NOVEMBER 11TH, 2016 AT 12:00PM

Open House Events: Sundays, October 23rd, 30th & November 6th; from 2-4 p.m.



20 ACRES+/- OFFERED IN 2 TRACTS

23700 Quivira Road, Bucyrus, Kansas 66013



Low Published Reserves! Buy one or both!



HOME



9-STALL BARN



INDOOR ARENA

TRACT ONE:

10 Acres+/- with Renovated
Home & 9-Stall Horse Barn
*Seller's Reserve Only \$290k!
(Last Listed at \$599k)*

TRACT TWO:

10 acres+/- with Fantastic
70x200 Indoor Riding Arena
*Seller's Reserve Only \$125k!
(Last Listed at \$349k)*

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CATES AUCTION
REAL ESTATE COMPANY



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TOLL FREE 877-781-1134

TRACT ONE

10 Acres +/- with Renovated Home & 9-Stall Barn
Seller's Reserve Only \$290,000! (Last Listed at \$599,000)



Tract One includes a lovely home renovated in 2009, a full service 9-stall horse barn built in 2009 and upgraded in 2012, fencing with front gate, and a picture-perfect setting on 10 acres.

MAIN FLOOR

The main floor is a wide open plan with natural birch floors, handsome millwork and lots of floor-to-ceiling windows (new in 2015). It is comprised of a beautifully updated kitchen (details below), breakfast area with bay window, spacious great room with fireplace, dining area, and updated hall bath. It provides access to the central stairs, back patio and garages.



Kitchen Details: Custom dark stained knotty alder cabinetry with raised panel doors, fluted details and coordinating hood. Cabinet features include pull-out shelving and bins, corner lazy Susans, and pull-out pantry storage. Gorgeous granite countertops pair with stacked stone tile backsplash and under-cabinet lighting. Huge 4' x 7' island with seating for two, contrasting black stain finish, loads of storage and galvanized-finish pendant lights. Appliances include 5-burner KitchenAid smooth surface cooktop, SS LG dishwasher, SS KitchenAid French door refrigerator w/freezer drawer, and built-in KitchenAid stacked double oven/convection oven.

BUY ONE TRACT OR BOTH!
Friday, November 11th, 2016 at 12:00p.m.

UPPER FLOOR

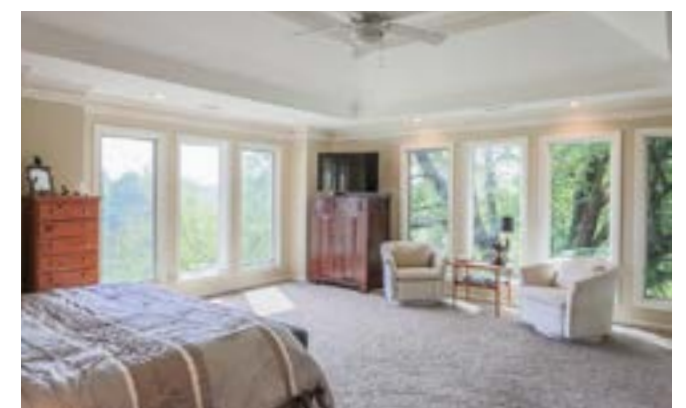
The large master suite is a true retreat with double door entry, two walls of floor-to-ceiling windows, walk-in closet and double boxed ceiling with lovely crown molding. The master bath has a double vanity, new tile floor and new solid surface shower (2016). A second oversized bedroom has a private deck and plenty of space for a separate living area. There are also two more bedrooms, a hall bath, full laundry room, built-in bookcases and additional storage.

BASEMENT

The main multi-purpose room has lots of natural light and would make a wonderful family room, spacious office, fitness center or a combination of uses. It has a cork floor and extra built in shelving. The large storage area could provide additional finished space if desired. It currently has a workbench, shelving, washer/dryer hookups, utilities and secondary access to the garage.

*Want to see more of this lovely home?
 Attend an open house event:
 Sundays, October 23rd, 30th & November 6th
 from 2-4 p.m.*

Bidding on Tract One will begin at the seller's published reserve of only \$290,000! (Less than half of the last listed price of \$599,000)



HOME FEATURES

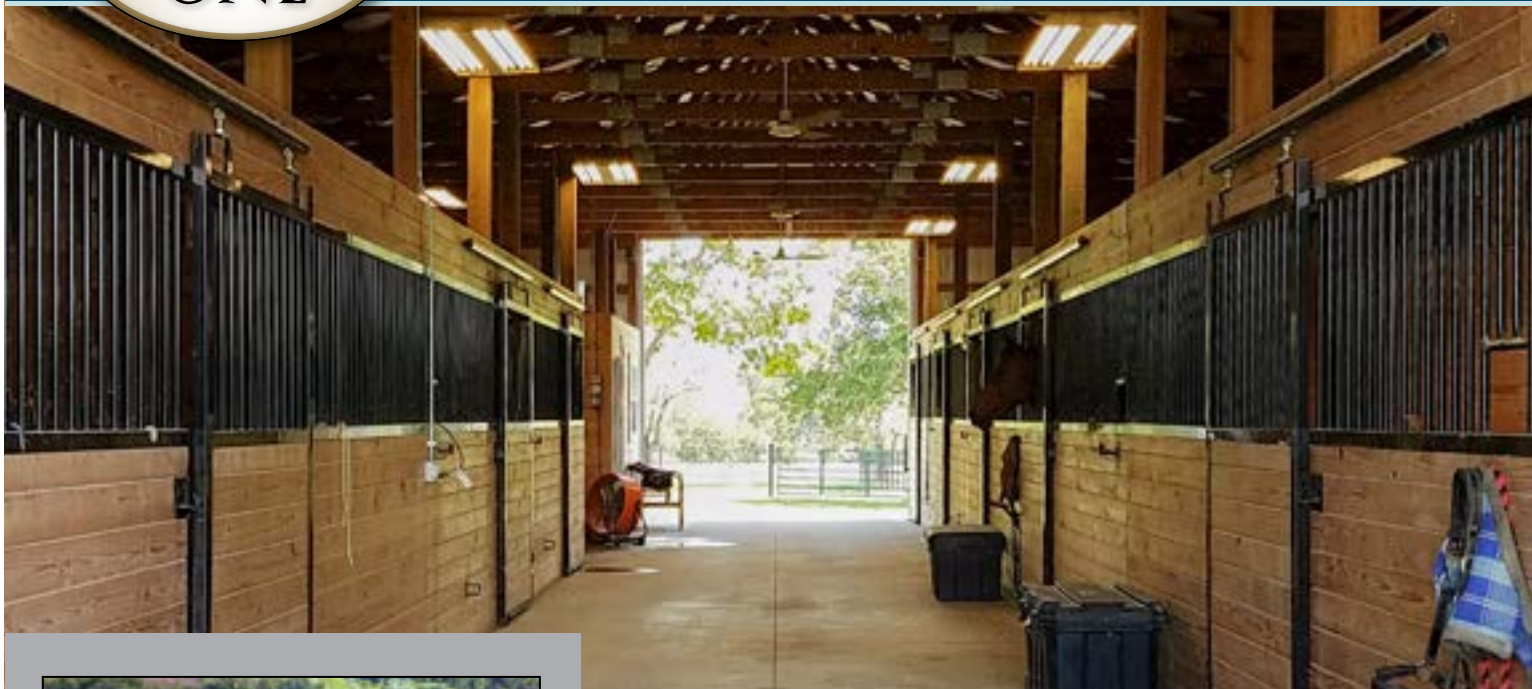
- Renovated in 2009
- 40 New Pella windows (Nov., 2015) with retractable shade feature
- Highly efficient geo-thermal HVAC
- Fireplace with Heatilator insert and slate hearth and mantel
- Open stairs with wall of windows & wrought iron railing
- 2 laundry rooms (upper floor & basement)
- 4 garages (3 front entry; 1 side entry)
- 2 tiered patio with grape vine arbor
- 1-year home warranty

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TRACT ONE

10 Acres +/- with Renovated Home & 9-Stall Barn
Seller's Reserve Only \$290,000! (Last Listed at \$599,000)



Phase one of the full service horse barn was built in 2009. It was then upgraded and expanded in 2012. As currently configured, the barn offers:

BARN DETAILS

- 9 oversized stalls with individual runs
 - 6: 12x12
 - 2: 12x16
 - 1: 12x20
- H/C wash rack with heat lamp
- Tack room
- Insect spray system
- Hay storage area
- Shavings storage area
- Ceiling fans
- Large sliding double doors on each end



ADDITIONAL TRACT 1 FEATURES

- Gated
- Steel pipe fenced perimeter
- HorseGuard cross-fencing
- 4 pastures with electric for water heaters
- New and old growth hardwood trees
- Second driveway for barn (Shared with Tract 2)



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TRACT TWO

10 Acres +/- with Fantastic Indoor Riding Arena
Seller's Reserve Only \$125,000! (Last Listed at \$349,000)



The centerpiece to Tract Two is wonderful 200 x 70 indoor riding arena. The 10 acre gated setting includes additional fenced pastures and sheds. This tract is the perfect complement to Tract One, or a fantastic site to add your dream home.

ARENA DETAILS

- 14,000 square feet
- GGT, rubber and sand footing
- PA System
- Electricity
- Built in 2010
- Massive sliding doors and windows for ventilation and lighting



Bidding on Tract Two will begin at the seller's published reserve of only \$125,000! (It was last listed individually for \$349,000)



ADDITIONAL TRACT 2 FEATURES

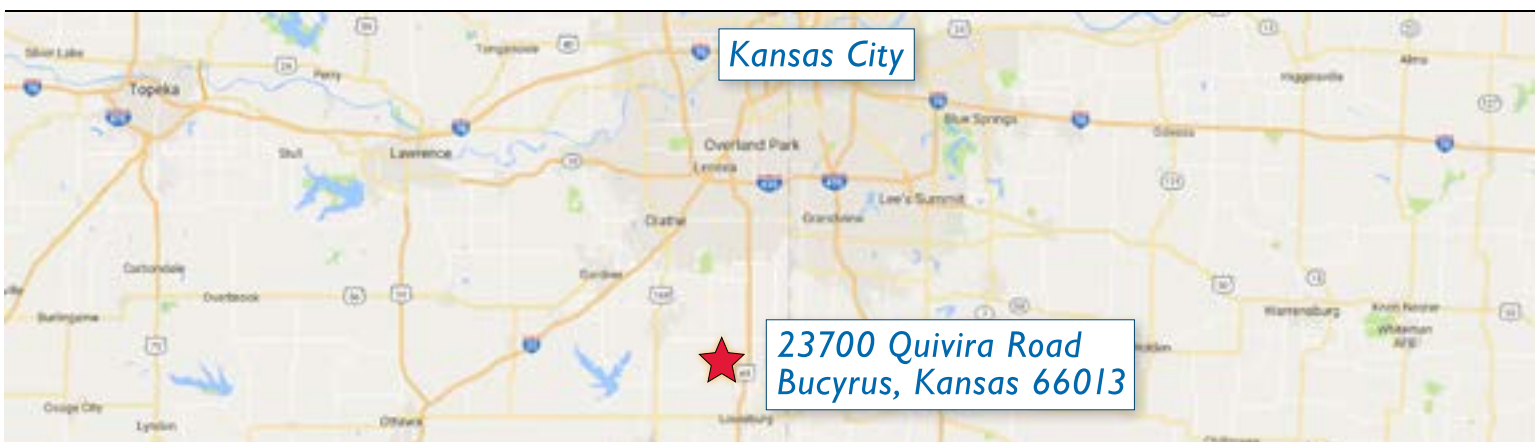
- 2 pastures with electric for water heaters
- 2 run-in sheds
- Steel pipe fenced on three sides; electric tape on 4th



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THE LOCATION

Peaceful country setting with easy commuting via US-69 to anywhere in the KC Metro area. 30 minutes or less to Olathe, Leawood, Overland Park. Only 35 miles to downtown Kansas City!



Property Lines Approximate

TRACT 1

- 10 acres +/-
- Renovated 4 bedroom home
- 9-stall upgraded barn
- 1-year home warranty
- Utilities: Public water; septic
- Taxes: \$6,062
- Parcel ID: 0283400000001020
- Reserve: \$290,000 (Last listed individually for \$599,000)

TRACT 2

- 10 acres +/-
- 14,000 sq. ft. indoor riding arena built in 2010
- Taxes: \$3,218
- Parcel ID: 0283400000001080
- Reserve: \$125,000 (Last listed individually for \$349,000)

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AUCTION DATE:
Friday, November 11th, 2016
at 12:00 p.m.

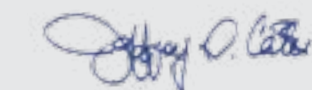
OPEN HOUSE EVENTS:
Sundays, October 23rd, 30th
& November 6th from 2-4 p.m.

AUCTION LOCATION:
23700 Quivira Road, Bucyrus, Kansas 66013

Directions to the Property: 69 Hwy south to 223rd Street exit to Bucyrus, west 2.5 miles to Quivira Road, south 1.5 miles to 23700 on the west.

AUCTIONEER'S NOTE

Our seller has immensely enjoyed putting this stunning equestrian property together. As a professional veterinarian, she has done it right. With life changes requiring a move, she has decided to expedite the sale and offer both properties at auction. To allow you to buy it exactly as you want it, bidding will be opened on each tract individually and also in combination. She has also set very low reserves and authorized us to publish them so you know exactly where bidding will begin. This is an unprecedented opportunity to buy a property with this value and features at your price. Make your pre-auction offer or come bid on November 11th!



Jeff Cates
President and Chief Auctioneer

AUCTION TERMS & CONDITIONS

AUCTION METHOD: If a property contains multiple tracts they will be offered individually, in combinations and as a whole. The property will be sold in the manner resulting in the highest total sales price.

REGISTRATION: Onsite bidder registration will begin one hour before the auction. Phone bidders must be registered directly through our office 48 hours prior to auction day. All bidders must provide a valid driver's license and current address. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

DOWN PAYMENT: The successful bidder(s) shall be required to make a 10% non-refundable down payment of the total purchase price immediately following the close of bidding. Cash, cashier's check or personal/business check will be accepted from onsite bidders. Bank wire will be required from phone bidders.

FINANCING: Financing is not a contingency of sale in this offering. Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction.

CONTRACT SIGNING: The successful bidder(s) shall execute a purchase agreement immediately following the close of bidding. Winning phone bidders will be sent the real estate sale contract to sign via DocuSign/email. All final bid prices are subject to Seller approval, unless announced otherwise.

CLOSING: Buyer(s) shall close within 30 days of the auction date. Possession will be delivered at closing subject to any remaining rights of the current tenant(s), if applicable.

EVIDENCE OF TITLE: Seller shall furnish at seller's expense an Owner's Policy of Title Insurance in the amount of the total purchase price and shall execute a general warranty deed conveying the real estate to the buyer(s).

SURVEY: Seller shall provide a survey for any tract where there is no existing legal description. Any need for a new survey shall be determined solely by the Seller. The type of survey performed shall be at the seller's option and sufficient for providing a legal description for title insurance. Purchase prices shall be adjusted to reflect any differences between advertised and surveyed acres.

REAL ESTATE TAXES & ASSESSMENTS: 2016 taxes are to be prorated as of the closing date.

EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record and any and all leases.

AGENCY: Cates Auction & Realty Co., Inc. and its representatives are Exclusive Agents of the Seller.

BUYER'S PREMIUM: A buyer's premium of ten percent (10%) shall be added to the high bid and included in the total purchase price to be paid by the successful bidder(s).

BROKER PARTICIPATION: A commission will be paid to any properly licensed Broker who registers a successful buyer according to the appropriate Broker Participation Agreement. This form is available from the Auction Company and must be completed and returned no later than 48 hours prior to the auction.

DISCLAIMERS AND ABSENCE OF WARRANTIES:
The information in the auction advertising was obtained from sources believed to be accurate, but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors or omissions is assumed by the Seller or the auction company. All bidders are responsible for conducting their own inspections, investigations, inquiries and due diligence concerning the property. The property is being offered on an "AS IS", "WHERE IS" basis and no warranty or representations, expressed or implied, is made by the Seller or the auction company. All announcements made by the Auctioneer during the auction take precedence over any previously printed material or any other oral statements made. All information contained in the advertising and all related materials are subject to the terms and conditions outlined in the purchase agreement. Advertising may contain pictures of wildlife and other items that are for illustrative purposes only. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve (if applicable). The Property is available for and subject to sale prior to auction.

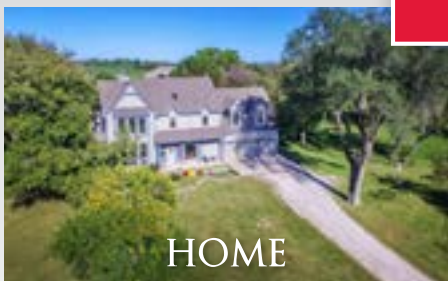
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CAN'T WAIT FOR THE AUCTION? Qualifying pre-auction offers will be considered on individual tracts or the combination. Subject to auction terms. Call for details.



ATTENTION BROKERS

A commission of 3% of the high bid will be paid at closing to the properly registered agent representing the winning bidder.

HAVE A PROPERTY TO SELL?

Call today for your free auction analysis!

WE HAVE GREAT OPPORTUNITIES FOR PROFESSIONAL SALESPEOPLE!

Call 816-781-1134 to learn more!

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