

Clay County & Clinton County, Missouri ONLINE LOT AUCTION

MINIMUM BIDS UP TO 90% OFF LAST LIST!



142 BUILDING LOTS IN 7 SUBDIVISIONS
RESIDENTIAL • COMMERCIAL • MULTI-FAMILY

ONLINE AUCTIONS END:

- 8/24/15** Developed Residential Lots offered individually.
Low Minimum Bids!
- 9/9/15** Any remaining unsold Residential Lots grouped by subdivision.
Sold Regardless of Price!
Excludes Lake Meadows & Harborview
- 9/9/15** Commercial, Undeveloped Residential, Grouped Lots, and Multi-Family Lots
Low Minimum Bids!

Developed residential lots will be offered individually with low minimum bids in an online auction ending: 8/24/15. Any remaining unsold residential lots will then be grouped together by subdivision and sold regardless of price in a second and final online auction beginning: 8/27/15 and ending: 9/9/15
(Excludes Lake Meadows, Harborview and Lariat Heights commercial lots).

SINCE 1942
CATES AUCTION
REAL ESTATE COMPANY



Celebrating 70 Years!

CATESAUCTION.COM/LOTS
816-781-1134

I - Lariat Heights in Lathrop, Missouri

Lariat Heights is a mixed-use development featuring residential, commercial and multi-family properties located on MO Hwy 116 just 3 miles west of I-35 in Lathrop, MO.

IA - Lariat Heights Residential

(Residential Lots) Online Auction Ends: 8/24/15 at 3:00 p.m.

MO Hwy 116 & Lariat Dr.
Lathrop, MO 64465

DIRECTIONS: I-35 to MO-116 (exit 40),
west 3 miles to Lariat Dr., then north to
lots.

This auction consists of 12 developed residential lots to be offered
Individually. The minimum bid is only \$2500 per lot! Pick your lot(s) and
bid your price. Buy 1 or all!

*Any unsold lots will be grouped together and sold regardless of price in a final online
auction beginning: 8/27/15 and ending: 9/9/15.*

**Minimum Bid
Only \$2,500 Per Lot!**

LOT#	SCHOOL DIST.	PARCEL ID	LEGAL DESCRIPTION	ACRES	EST. TAXES	ZONING
7B	LATHROP R-2	I006.124004001004.107	LOT 7 LARIAT HGTS 2ND PLAT	0.25	\$55.40	RESIDENTIAL
8B	LATHROP R-2	I006.124004001004.108	LOT 8 LARIAT HGTS 2ND PLAT	0.25	\$55.40	RESIDENTIAL
9B	LATHROP R-2	I006.124004001004.109	LOT 9 LARIAT HGTS 2ND PLAT	0.25	\$55.40	RESIDENTIAL
10B	LATHROP R-2	I006.124004001004.110	LOT 10 LARIAT HGTS 2ND PLAT	0.25	\$55.40	RESIDENTIAL
11B	LATHROP R-2	I006.124004001004.111	LOT 11 LARIAT HGTS 2ND PLAT	0.25	\$55.40	RESIDENTIAL
12B	LATHROP R-2	I006.124004001004.112	LOT 12 LARIAT HGTS 2ND PLAT	0.25	\$55.40	RESIDENTIAL
37B	LATHROP R-2	I006.124004001004.137	LOT 37 LARIAT HGTS 2ND PLAT	0.19	\$55.40	RESIDENTIAL
38B	LATHROP R-2	I006.124004001004.038	LOT 38 LARIAT HGTS 2ND PLAT	0.19	\$202.57	RESIDENTIAL
1C	LATHROP R-2	I006.124004001007.001	LOT C1 LARIAT HGTS 2ND PLAT	0.35	\$56.22	RESIDENTIAL
2C	LATHROP R-2	I006.124004001007.002	LOT C2 LARIAT HGTS 2ND PLAT	0.35	\$53.74	RESIDENTIAL
3C	LATHROP R-2	I006.124004001007.003	LOT C3 LARIAT HGTS 2ND PLAT	0.35	\$53.74	RESIDENTIAL
4C	LATHROP R-2	I006.124004001007.004	LOT C4 LARIAT HGTS 2ND PLAT	0.35	\$55.40	RESIDENTIAL

IB - Lariat Heights Commercial

(Commercial Lots) Online Auction Ends: 9/9/15 at 3:00 p.m.

MO Hwy 116 & MO Hwy A
Lathrop, MO 64465

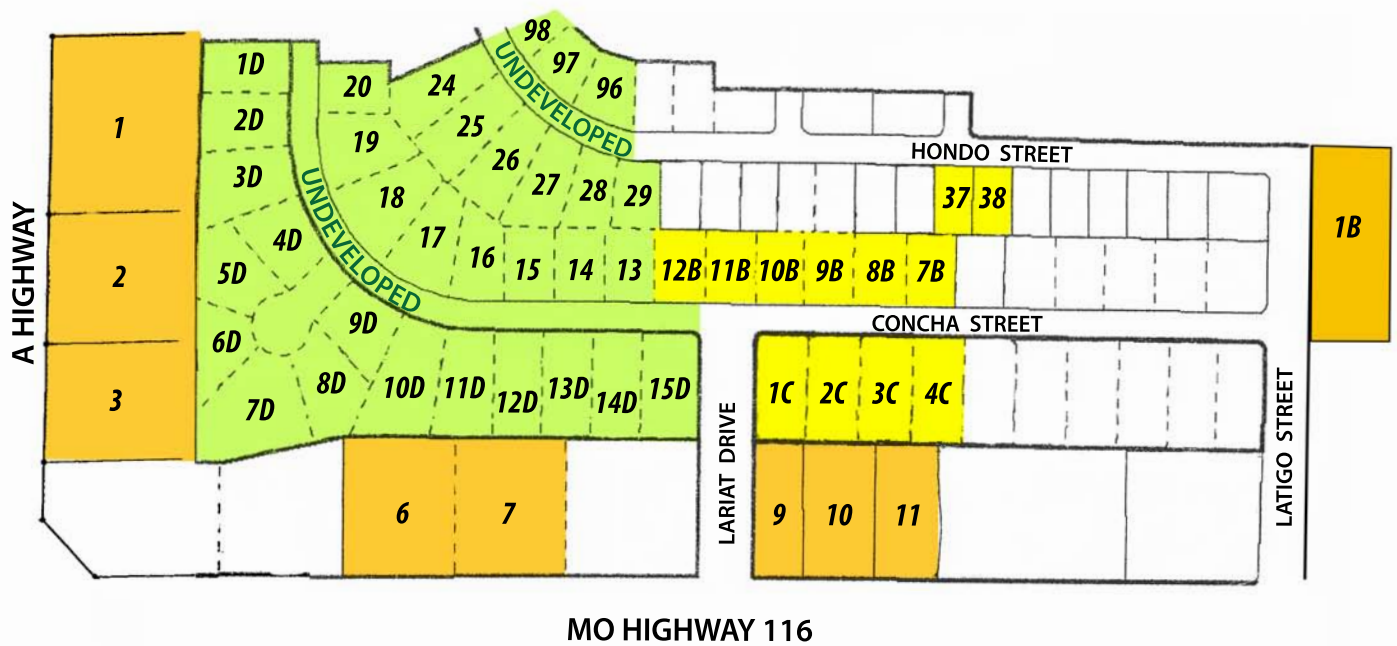
DIRECTIONS: I-35 to MO Hwy 116 (exit
40), west 3 miles on north side.

This auction consists of 8 developed commercial lots with frontage on
MO Hwy 116 and MO Hwy A. The lots are offered Individually with low
minimum bids, so pick your lot(s) and bid your price. Buy 1 or all!

Low Minimum Bids!

LOT#	SCHOOL DIST.	PARCEL ID	LEGAL DESCRIPTION	ACRES	EST. TAXES	ZONING
1	LATHROP R-2	I006.124004001004.001	LOT 1 LARIAT HGTS	1.72	\$1,832.84	COMMERCIAL
2	LATHROP R-2	I006.124004001004.002	LOT 2 LARIAT HGTS	1.26	\$1,346.86	COMMERCIAL
3	LATHROP R-2	I006.124004001004.003	LOT 3 LARIAT HGTS	1.15	\$1,221.89	COMMERCIAL
6	LATHROP R-2	I006.124004001004.006	LOT 6 LARIAT HGTS	1.15	\$1,221.89	COMMERCIAL
7	LATHROP R-2	I006.124004001004.007	LOT 7 LARIAT HGTS	1.15	\$1,221.89	COMMERCIAL
1B	LATHROP R-2	I006.124004001004.005	N 341.89' OF TRACT B LARIAT HGTS...	2.20	\$916.42	COMMERCIAL
9	LATHROP R-2	I006.124004001006.000	W 93' OF TRACT A LARIAT HGTS 2ND PLAT	0.53	\$569.29	COMMERCIAL
10	LATHROP R-2	I006.124004001006.005	BEG 93' E OF SW CORN TRACT A...	0.74	\$794.06	COMMERCIAL
11	LATHROP R-2	I006.124004001006.004	BEG 223' E OF SW CORN TRACT A...	0.58	\$622.23	COMMERCIAL

Lariat Heights Lot Map



IC - Lariat Heights Undeveloped Residential

(Undeveloped) Online Auction Ends: 9/9/15 at 3:30 p.m.

Lariat Dr. and Concha St.
Lathrop, MO 64465

DIRECTIONS: I-35 to MO-116 (exit 40),
west 3 miles to Lariat Dr., then north to
lots. Watch for signs.

This auction consists of 32 platted
undeveloped residential lots that have access
to utilities, but need streets extended to
complete the development of the second
plat. The lots are offered in 2 groups and
are selling to the highest bidder regardless of
price. Pick your group(s) and bid your price.
Buy 1 or both!

Group 1

LOT#	PARCEL ID	ACRES	EST. TAXES	ZONING
13	1006.124004001004.113	0.25	\$55.40	RESIDENTIAL
14	1006.124004001004.114	0.25	\$55.40	RESIDENTIAL
15	1006.124004001004.115	0.25	\$55.40	RESIDENTIAL
16	1006.124004001004.116	0.33	\$55.40	RESIDENTIAL
17	1006.124004001004.117	0.36	\$71.93	RESIDENTIAL
18	1006.124004001004.118	0.42	\$69.45	RESIDENTIAL
19	1006.124004001004.119	0.33	\$69.45	RESIDENTIAL
20	1006.124004001004.120	0.25	\$55.40	RESIDENTIAL
1D	1006.124004001004.201		\$55.40	RESIDENTIAL
2D	1006.124004001004.202		\$53.74	RESIDENTIAL
3D	1006.124004001004.203		\$55.40	RESIDENTIAL
4D	1006.124004001004.204		\$56.22	RESIDENTIAL
5D	1006.124004001004.205		\$53.74	RESIDENTIAL
6D	1006.124004001004.206		\$55.40	RESIDENTIAL
7D	1006.124004001004.207		\$55.40	RESIDENTIAL
8D	1006.124004001004.208		\$55.40	RESIDENTIAL
9D	1006.124004001004.209		\$55.40	RESIDENTIAL
10D	1006.124004001004.210		\$53.74	RESIDENTIAL
11D	1006.124004001004.211		\$55.40	RESIDENTIAL
12D	1006.124004001004.212		\$53.74	RESIDENTIAL
13D	1006.124004001004.213		\$55.40	RESIDENTIAL
14D	1006.124004001004.214		\$56.22	RESIDENTIAL
15D	1006.124004001004.215		\$71.11	RESIDENTIAL

Group 2

LOT#	PARCEL ID	ACRES	EST. TAXES	ZONING
24	1006.124004001004.124	0.31	\$55.40	RESIDENTIAL
25	1006.124004001004.125	0.32	\$55.40	RESIDENTIAL
26	1006.124004001004.126	0.35	\$55.40	RESIDENTIAL
27	1006.124004001004.127	0.29	\$55.40	RESIDENTIAL
28	1006.124004001004.128	0.25	\$55.40	RESIDENTIAL
29	1006.124004001004.129	0.23	\$56.22	RESIDENTIAL
96	1006.124004001004.196	0.25	\$69.45	RESIDENTIAL
97	1006.124004001004.197	0.26	\$71.11	RESIDENTIAL
98	1006.124004001004.198	0.22	\$55.40	RESIDENTIAL

**All Undeveloped Lots
in Group 1 and Group 2
Sell Regardless of price!**

Clay County & Clinton County, Missouri

ONLINE LOT AUCTION

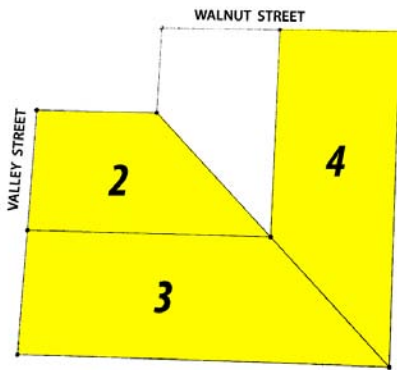
WWW.CATESAUCTION.COM/LOTS

2 - Valley Estates

(Residential Lots) Online Auction Ends: 8/24/15 at 3:30 p.m.

Valley St. and Walnut St.
Lathrop, MO 64465

DIRECTIONS: I-35 to MO-116 (exit 40),
west 3 miles to Valley St, then south to lots.



Valley Estates is a quaint residential development featuring estate size lots from .5 to 1 acre located 3 miles west of I-35 on MO Hwy 116 to Valley St in the City of Lathrop, MO. The development borders the Rebecca Ridge subdivision and is situated within walking distance to the community soccer fields and walking trails. This auction consists of 3 residential lots to be offered Individually. The minimum bid is only \$2500 per lot! Pick your lot(s) and bid your price. Buy 1 or all!

Any unsold lots will be grouped together and sold regardless of price in a final online auction beginning: 8/27/15 and ending: 9/9/15.

Minimum Bid
Only \$2,500 Per Lot!

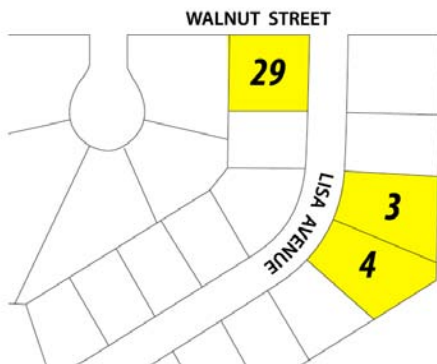
LOT#	SCHOOL DIST.	PARCEL ID	ACRES	EST. TAXES	ZONING
2	LATHROP R-2	1007.125001008002.037	0.55	\$373.72	RESIDENTIAL
3	LATHROP R-2	1007.125001008002.038	0.91	\$415.06	RESIDENTIAL
4	LATHROP R-2	1007.125001008002.039	0.80	\$399.35	RESIDENTIAL

3 - Rebecca Ridge

(Residential Lots) Online Auction Ends: 8/24/15 at 3:45 p.m.

Walnut St. and Lisa Ave.
Lathrop, MO 64465

DIRECTIONS: I-35 to MO-116 (exit 40),
west 3 miles to Valley St, left to Walnut St.,
left to Lisa Ave., right to lots.



Rebecca Ridge is a residential development of 34 single family lots located 3 miles west of I-35 just south of MO Hwy 116 in the City of Lathrop, MO. The development borders the community soccer fields and walking trails, backs to parkland and is almost entirely built-out. This auction consists of the 3 residential lots to be offered Individually. The minimum bid is only \$2500 per lot! Pick your lot(s) and bid your price. Buy 1 or all!

Any unsold lots will be grouped together and sold regardless of price in a final online auction beginning: 8/27/15 and ending: 9/9/15.

Minimum Bid
Only \$2,500 Per Lot!

LOT#	SCHOOL DIST.	PARCEL ID	ACRES	EST. TAXES	ZONING
3	LATHROP R-2	1007.125001008002.036	0.19	\$185.21	RESIDENTIAL
4	LATHROP R-2	1007.125001008002.004	0.19	\$185.21	RESIDENTIAL
29	LATHROP R-2	1007.125001008002.029	0.19	\$240.60	RESIDENTIAL

4 - Timber Springs Estates

(Residential Lots) Online Auction Ends: 8/24/15 at 4:00 p.m.

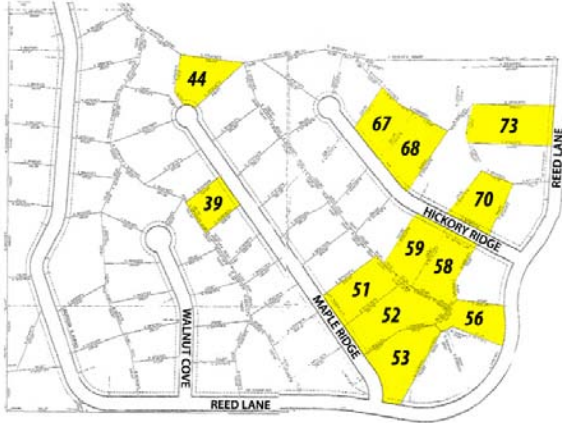
MO Hwy Z and Reed Rd.
Trimble, MO 64492

DIRECTIONS: US-169 north of Smithville 5 miles to MO Hwy Z, left .5 mile to Reed Rd., left becomes Reed Lane.

**Minimum Bid
Only \$2,500 Per Lot!**

Timber Springs Estates is a residential development of 74 single family acreage lots located just north of Smithville off US-169 on Z Highway in Trimble, MO. Situated just minutes to Smithville Lake, this development offers peaceful country living on lots ranging in size from 1 to 1.5 acres. The development is approximately 90% sold and built-out. This auction consists of the 12 residential lots to be offered individually. The minimum bid is only \$2500 per lot! Pick your lot(s) and bid your price. Buy 1 or all!

Any unsold lots will be grouped together and sold regardless of price in a final online auction beginning: 8/27/15 and ending: 9/9/15.



LOT#	SCHOOL DIST.	PARCEL ID	ACRES	EST. TAXES	ZONING
39	R-3 CLINTON CO	I305.015000000005.039	0.81	\$132.01	AGLAND
44	R-3 CLINTON CO	I305.015000000005.044	0.99	\$135.41	AGLAND
51	R-3 CLINTON CO	I305.015000000005.051	1.28	\$153.78	AGLAND
52	R-3 CLINTON CO	I305.022000000001.000	1.69	\$226.59	RESIDENTIAL
53	R-3 CLINTON CO	I305.022000000001.053	1.63	\$328.65	RESIDENTIAL
56	R-3 CLINTON CO	I305.022000000001.056	1.04	\$212.30	RESIDENTIAL
58	R-3 CLINTON CO	I305.015000000005.058	1.26	\$139.49	AGLAND
59	R-3 CLINTON CO	I305.015000000005.059	1.12	\$138.81	AGLAND
67	R-3 CLINTON CO	I305.015000000005.067	1.65	\$158.54	AGLAND
68	R-3 CLINTON CO	I305.015000000005.068	1.34	\$158.54	AGLAND
70	R-3 CLINTON CO	I305.015000000005.070	1.19	\$208.21	AGLAND
73	R-3 CLINTON CO	I305.015000000005.073	1.60	\$170.79	AGLAND

5 - Centennial Acres

(Residential Lots) Online Auction Ends: 8/24/15 at 4:30 p.m.

MO Hwy Z and Reed Rd.
Trimble, MO 64492

DIRECTIONS: US-169 north of Smithville 5 miles to MO Hwy Z, left .5 mile to Reed Rd., left becomes Reed Lane.

**Minimum Bid
Only \$2,500 Per Lot!**

Centennial Acres is a residential development of 26 single family acreage lots located just north of Smithville off US-169 on Z Highway in Trimble, MO. Situated just minutes to the Smithville Lake, this development borders Timber Springs Estates and also offers peaceful country living on lots ranging in size from 1 to 2.5 acres. This auction consists of the 16 residential lots to be offered individually. The minimum bid is only \$2500 per lot! Pick your lot(s) and bid your price. Buy 1 or all!

Any unsold lots will be grouped together and sold regardless of price in a final online auction beginning: 8/27/15 and ending: 9/9/15.



LOT#	SCHOOL DIST.	PARCEL ID	ACRES	EST. TAXES	ZONING
3	R-3 CLINTON CO	I305.015000000035.000	1.18	\$198.69	AGLAND
4	R-3 CLINTON CO	I305.015000000035.004	1.18	\$187.80	AGLAND
6	R-3 CLINTON CO	I305.015000000035.006	1.07	\$224.55	AGLAND
8	R-3 CLINTON CO	I305.015000000035.008	1.87	\$228.63	AGLAND
9	R-3 CLINTON CO	I305.015000000035.009	2.08	\$238.15	AGLAND
11	R-3 CLINTON CO	I305.015000000035.011	1.38	\$215.02	AGLAND
12	R-3 CLINTON CO	I305.015000000035.012	2.64	\$195.29	AGLAND
15	R-3 CLINTON CO	I305.015000000035.015	1.58	\$217.74	AGLAND
17	R-3 CLINTON CO	I305.015000000035.017	1.04	\$157.86	AGLAND
20	R-3 CLINTON CO	I305.015000000035.020	1.29	\$211.62	AGLAND
21	R-3 CLINTON CO	I305.015000000035.021	1.21	\$176.23	AGLAND
22	R-3 CLINTON CO	I305.015000000035.022	1.19	\$197.33	AGLAND
23	R-3 CLINTON CO	I305.015000000035.023	1.23	\$187.80	AGLAND
24	R-3 CLINTON CO	I305.015000000035.024	1.30	\$199.37	AGLAND
25	R-3 CLINTON CO	I305.015000000035.025	1.31	\$212.30	AGLAND
26	R-3 CLINTON CO	I305.015000000035.026	1.34	\$232.03	AGLAND

Clay County & Clinton County, Missouri

ONLINE LOT AUCTION

WWW.CATESAUCTION.COM/LOTS

6 - Lake Meadows

(Grouped Lots) Online Auction Ends: 9/9/15 at 4:00 p.m.

US-169 & Lake Meadows Dr.
Smithville, MO 64089

DIRECTIONS: I-35 to MO-116 (exit 40),
west 3 miles to Valley St, then south to lots.

**Minimum Bid
Only \$11,000
Per Lot!**

Located less than a mile from Smithville Lake, the Lake Meadows community provides homebuyers the opportunity to get into an affordable new home in an awesome location. Along with affordability and quality design, the homes in Lake Meadows are built to be energy-efficient and will have lower-than-average utility bills. This makes the community an attractive option for first-time homebuyers. The city of Smithville was named the Best Affordable Suburb in Missouri by Newsweek Magazine and the eleventh safest city in Missouri by Safewise.com. Tax rates are considerably lower than in the Kansas City area, and the city enjoys a small-town feel and low crime rate. This auction consists of the 55 residential lots packaged together and offered in 6 groups. The minimum bid is only \$11,000 per lot! Pick your group(s) and bid your price. Buy 1 or all!

GROUP ONE	LOT#	PARCEL ID	ACRES	EST. TAXES	ZONING
	71	1918000800500	0.19	\$163.08	R-1
	100	1918000800600	0.19	\$163.08	R-1
	131	1918001201100	0.19	\$163.08	R-1
	132	5306000100100	0.19	\$163.08	R-1
	133	5306000100200	0.19	\$163.08	R-1
	134	5306000100300	0.19	\$163.08	R-1
	135	5306000100400	0.19	\$163.08	R-1
	136	5306000100500	0.19	\$163.08	R-1
	137	5306000100600	0.19	\$163.08	R-1

GROUP FOUR	LOT#	PARCEL ID	ACRES	EST. TAXES	ZONING
	121	1918001200100	0.25	\$163.08	R-1
	122	1918001200200	0.19	\$163.08	R-1
	123	1918001200300	0.19	\$163.08	R-1
	124	1918001200400	0.19	\$163.08	R-1
	125	1918001200500	0.19	\$163.08	R-1
	126	1918001200600	0.19	\$163.08	R-1
	127	1918001200700	0.19	\$163.08	R-1
	128	1918001200800	0.19	\$163.08	R-1
	129	1918001200900	0.19	\$163.08	R-1
	130	1918001201000	0.25	\$163.08	R-1

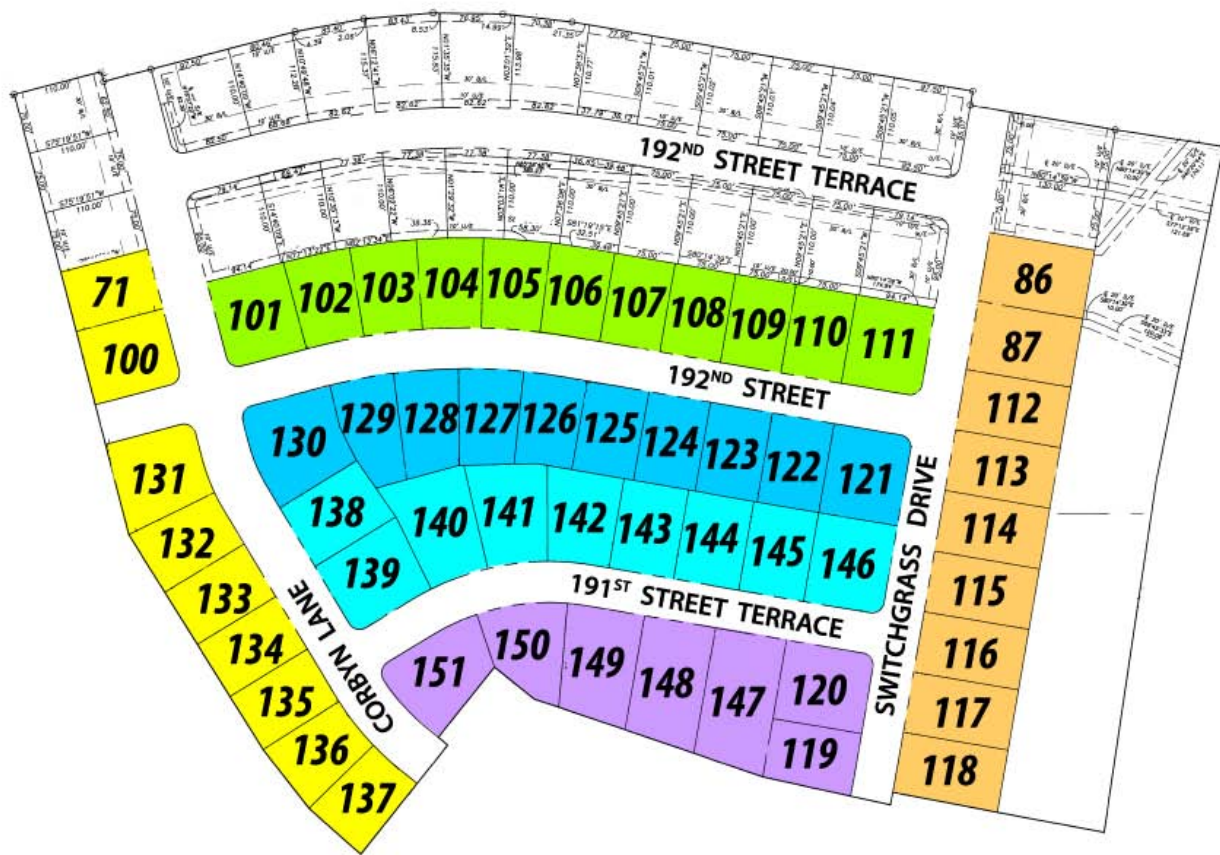
GROUP TWO	LOT#	PARCEL ID	ACRES	EST. TAXES	ZONING
	86	1918001000900	0.19	\$163.08	R-1
	87	1918001001000	0.19	\$163.08	R-1
	112	1918001001100	0.19	\$163.08	R-1
	113	1918001001200	0.19	\$163.08	R-1
	114	5306000400200	0.19	\$163.08	R-1
	115	5306000400300	0.19	\$163.08	R-1
	116	5306000400400	0.19	\$163.08	R-1
	117	5306000400500	0.19	\$163.08	R-1
	118	5306000400600	0.19	\$163.08	R-1
	119	5306000300700	0.19	\$163.08	R-1

GROUP FIVE	LOT#	PARCEL ID	ACRES	EST. TAXES	ZONING
	138	5306000200100	0.19	\$163.08	R-1
	139	5306000200200	0.25	\$163.08	R-1
	140	5306000200300	0.19	\$163.08	R-1
	141	5306000200400	0.19	\$163.08	R-1
	142	5306000200500	0.19	\$163.08	R-1
	143	5306000200600	0.19	\$163.08	R-1
	144	5306000200700	0.19	\$163.08	R-1
	145	5306000200800	0.19	\$163.08	R-1
	146	5306000200900	0.25	\$163.08	R-1

GROUP THREE	LOT#	PARCEL ID	ACRES	EST. TAXES	ZONING
	101	1918001102300	0.25	\$163.08	R-1
	102	1918001102200	0.19	\$163.08	R-1
	103	1918001102100	0.19	\$163.08	R-1
	104	1918001102000	0.19	\$163.08	R-1
	105	1918001101900	0.19	\$163.08	R-1
	106	1918001101800	0.19	\$163.08	R-1
	107	1918001101700	0.19	\$163.08	R-1
	108	1918001101600	0.19	\$163.08	R-1
	109	1918001101500	0.19	\$163.08	R-1
	110	1918001101400	0.19	\$163.08	R-1
	111	1918001101300	0.25	\$163.08	R-1

GROUP SIX	LOT#	PARCEL ID	ACRES	EST. TAXES	ZONING
	119	5306000300700	0.19	\$163.08	R-1
	120	5306000300600	0.19	\$163.08	R-1
	147	5306000300500	0.19	\$163.08	R-1
	148	5306000300400	0.19	\$163.08	R-1
	149	5306000300300	0.19	\$163.08	R-1
	150	5306000300200	0.19	\$163.08	R-1
	151	5306000300100	0.25	\$163.08	R-1

Lake Meadows Lot Map



Lot Lines Approximate

7 - Harborview

(Townhome Lot) Online Auction Ends: 9/9/15 at 4:30 p.m.

Marina Ct.
Smithville, MO 64089

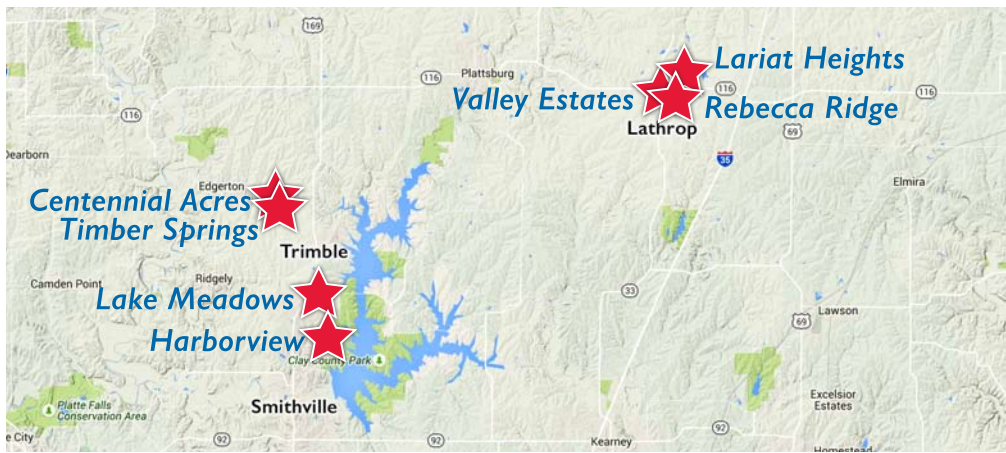
DIRECTIONS: US-169 north of Smithville to 180th St., right to F Hwy, slight left to Marina Dr., right to Marina Ct., right to lot.



Located within walking distance to Smithville Lake for boating, fishing, swimming, beaches, golf and hiking trails, Harborview Townhomes provides homebuyers the opportunity to get into an affordable new home in a maintenance provided community with an awesome location. The city of Smithville was named the Best Affordable Suburb in Missouri by Newsweek Magazine and the eleventh safest city in Missouri by Safewise.com. Tax rates are considerably lower than in the Kansas City area, and the city enjoys a small-town feel and low crime rate.

This auction is for the last townhome lot available in the Harborview Townhome subdivision. The lot is 1.18 acres, is zoned R-3 and will accommodate 2 buildings and 6 total townhomes. The minimum bid is only \$30,000. That's only \$5000/townhome, so don't miss this opportunity.

LOT#	SCHOOL DIST.	PARCEL ID	LEGAL DESCRIPTION	ACRES	EST. TAXES	ZONING
13	SMITHVILLE	053190001300800	HARBORVIEW TOWNHOMES PT TR A	1.18	525.27	R-3



AUCTIONEER'S NOTE

The development company of these 7 subdivisions has decided it's time to sell these lots. So you could see how serious they are about selling, we got permission to publish the very low minimum bids starting at \$2,500 per lot. That's up to 90% off last list in some cases and represents an entirely unprecedented opportunity to buy these building lots at pennies on the dollar. Visit CatesAuction.com/Lots and don't miss the opportunity to pick your lot(s) and bid your price before these lots are gone!

Clay County & Clinton County, Missouri

ONLINE LOT AUCTION

We've made bidding in this auction event easy and convenient. Simply go to www.CatesAuction.com/Lots. All lots are included in a catalog by subdivision and type of lot, so you can choose exactly which one (or ones!) you want to bid on. Everything's explained online, but of course feel free to call our office at 816-781-1134 if you have any questions.



"ONLINE ONLY" REAL ESTATE BIDDING AUCTION TERMS AND CONDITIONS

REGISTRATION: Proper and complete online registration is required to bid. All bidders must provide name, address, phone number, and email address to register. A credit card (MC, Visa or Discover) is required to actually place a bid on the property. The credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. Should a Winning Bidder fail to complete the contract signing process, the required deposit will be charged to the credit card provided at registration. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions. Bidders may register prior to, or during the bidding period. At registration bidders are given the option of receiving emails confirming their individual bids and/or when they are outbid.

BIDDING ONLINE: The only way this property may be purchased is via online bidding during the published bidding period. (If you need assistance placing a bid or prefer to submit a bid in person, please call our office for assistance, 816-781-1134) To place a bid, bidders enter their "maximum" bid and click the "Place Bid" button. Each time that bidder is outbid by another bidder, the system will automatically bid on their behalf at the established bid increments up to their maximum. In the case of an auction with a reserve, if the max bid amount entered is less than the reserve, the system will place the bid at the max amount. Once the reserve is met, then the system will advance the bid (by the bid increments) only when the bidder is outbid by another bidder, up to the the bidders max. The Auctioneer does not know any bidder's maximum bid. The system will not advance a bidder's own bid. Online-only auctions utilize the "Soft Close" feature that automatically extends the bidding time if a bid is received in the last 2 minutes of the published bidding period. The extensions will continue until 2 minutes have lapsed without any bidding activity, at which time the auction is concluded.

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

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: At the conclusion of the auction the Winning Bidder will receive an email confirming his or her winning bid status. In this or a subsequent email the Winning Bidder will receive a link to sign all documents electronically along with wiring instructions for submitting the required earnest money deposit to the named title company.

The Auctioneer or his representative will contact the Winning Bidder the following morning to address any questions concerning the required process. Should the electronic processes described above be unavailable, alternative arrangements will be made. In any event, the contract signing and deposit payment process must be completed by close of business on the day following the auction conclusion. A Winning Bidder whose documents and deposit are not received within the required timeframe is subject to paying a liquidated damages amount equal to the down payment (charged to the credit card used at registration) and will not be allowed to bid in any future Cates Auction & Realty auction events. Note that property-specific purchase documents are available prior to the auction end date and any professional reviews of such documents should be undertaken PRIOR to bidding. All final bids are subject to Seller's reserve, unless advertised otherwise. Any property with a high bid exceeding the Seller's reserve will be declared "sold" by the Auctioneer. In instances where the seller's reserve was not met in the auction, the signed contract and accompanying deposit will be presented to the Seller for approval, which shall be given or denied in the Seller's sole discretion within 5 business days. If approval is denied, all documents and the deposit will be returned immediately.

DOWN PAYMENT (DEPOSIT): The Winning Bidder shall be required to make an earnest money down payment equal to 20% of the total purchase price. This deposit must be paid by wire transfer (or by certified funds), by close of business the day following the bidder being declared the Winning Bidder. Winning Bidders whose documents and deposit are not received within the required timeframe are subject to paying a liquidated damages amount equal to the down payment (charged to the credit card used at registration) and will not be allowed to bid in any future Cates Auction & Realty auction events.

CLOSING: The Winning Bidder shall close within 30 days of the auction date, unless stated differently in the Purchase Agreement.

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).

REAL ESTATE TAXES & ASSESSMENTS: 2015 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.

BROKER PARTICIPATION: A commission of 3% of the high bid (unless a different percentage is stated in the property's MLS listing) 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 end date.

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 information contained in the advertising and all related materials are subject to the terms and conditions outlined in the purchase agreement. This property is available for and subject to sale prior to auction.

PRE-AUCTION SALES: As exclusive agents for the Seller, the Auctioneer has a fiduciary obligation to present any and all offers to the Seller. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate Sale Contract along with the required deposit. Properly submitted offers will be presented to the Seller, who may accept or reject such offer in their sole and absolute discretion.

We hope you enjoy bidding in the online auction!



WWW.CATESAUCTION.COM/LOTS