



A nice selection of
antiques sell online!



38 ACRE COUNTRY ESTATE AUCTION

*Private Picturesque 38 Acre Country Estate
in City Limits of Kansas City, Minutes to KCI*

Friday
JUNE 5
1:00 P.M.



PROPERTY LINES APPROXIMATE

Close-in country setting with rolling hills, timber, 3.5 acre lake, 28 acres tillable, wildlife. 3200 sq. ft. 1.5 story, 4 bedroom home with old world charm, barn, 18-hole disc/frisbee golf course on 38 acres in city of KC. Great location just east of Tiffany Greens Golf Course and north of the new Menards development at MO-152 at Green Hills Rd.

10243 N. Green Hills Rd., Kansas City, MO 64154

Directions: US-169 to Tiffany Springs Parkway (turns into 100th St), west to Green Hills Rd., north to address or MO-152 to Platte Purchase Rd, north to 100th St., west to Green Hills Rd., then north to address. Watch for signs.

PREVIEW EVENTS:

Sundays, May 24 & 31, 2:00 - 4:00 p.m.



SINCE 1942

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38.46 ACRES COUNTRY ESTATE

38.46 ACRES M/L, 4 BEDROOM, TWO-STORY HOME, BARN, 3.5 ACRE LAKE & MORE!

10243 N. Green Hills Road
Kansas City, Missouri 64154

FLOOR PLAN	1.5 story
EXTERIOR	Shake shingle
YEAR BUILT	1976
LIVING AREA	3,238 sq. ft. +/-
BASEMENT AREA	1,619 sq. ft. +/-
LOT SIZE	38.46 Acres
LAKE SIZE	3.5 Acres m/l
ROAD SURFACE	Asphalt
BEDROOMS	4
BATHS	2.5
FAMILY ROOM	Exposed brick, wbf, beam ceiling
LIVING ROOM	Brick wbf w/insert
OTHER ROOMS	Kitchen, breakfast, office, dining
BASEMENT	Partial finish, rec. room
GARAGE	2 Car, attached
HVAC	2 - Heat pumps, zoned, electric
ROOF	Composition
WATER	Well
SEWER	Septic, sand filter bed
OUTBUILDING	Wood barn, pump house
CASH RENT	28 acres @ \$100/acre, annual
2014 TAXES	\$3,990
SCHOOL DISTRICT	Platte County R-III
WARRANTY	One year

**According to the Platte County real estate records*

THE LOCATION

Conveniently located just east of Tiffany Springs Golf Course and north of the new Menards development at MO-152 and Green Hills Rd., this area is undergoing \$4 million in infrastructure improvements including four-lane urban streets with streetlights, bike lanes, and sidewalks from 152 to Old Tiffany Springs and a recently completed \$40 million sewer expansion to provide for future development. The property is located in the city limits of Kansas City within the Platte County R-III school district.

THE HOME

This 4 bedroom, 2.5 bath, 1.5 story home boasts old world charm, 3200 sq. ft. of comfortable living space, family room with exposed brick, wbf and beam ceiling, breakfast room with tin ceiling, living room with brick wbf insert, dining room, office, brick foyer, brick patio, partial finished basement with rec. room and storage rooms, 2 car attached garage and much more!

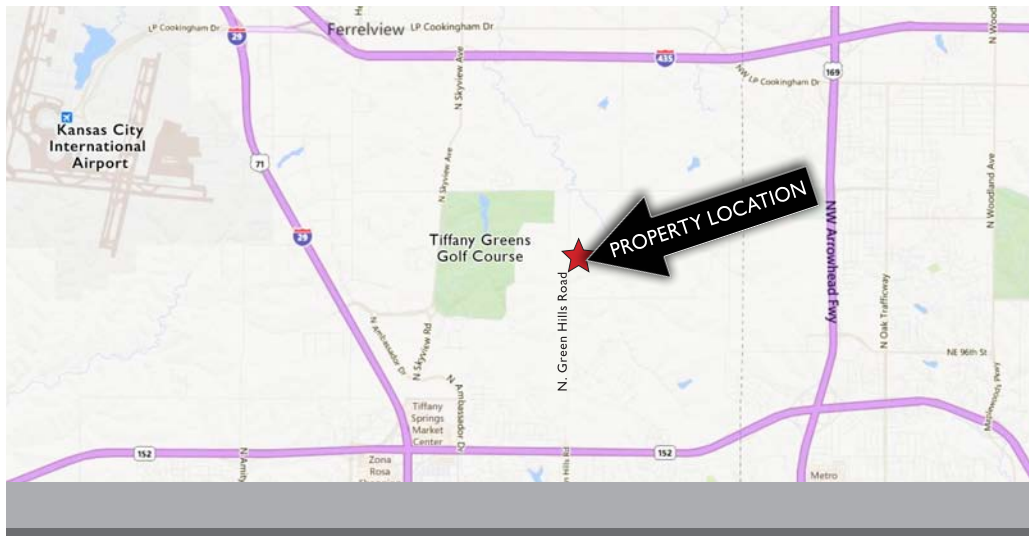
THE OUTBUILDINGS

The 18x20 wood barn with concrete floor is perfect storage for your motorcycles, ATV, lawn equipment and supplies and provides overflow space to keep the garages clean and organized. There is also a cute 8x10 barn board pump house that can be used for storage as well.

THE LAND

This private and picturesque 38.46 acre offers close-in country living with a combination of rolling hills, scattered timber, 3.5 acre lake, 28 acres tillable, 18-hole disc/frisbee golf course, wildlife and is perfect for hobby farm, crops, horses, recreation, development, investment, etc. The tillable ground has been cash rented to a tenant farmer for 2015 and the crops will be harvested in the fall.





Antiques Sell Online with No Reserve!

Incredible collection of rustic Americana decor. Graniteware, antique advertising signs, stoneware crocks, antique furniture including accent and case pieces, several pieces of cast iron decor, large wooden dough bowl, glassware, books, tins, vintage games and sports equipment, pottery, vintage velvet sofa, newer fireplace insert and much more. Beautiful pieces in excellent condition.

This Incredible Collection Will Be Open for Online Bidding on or Before 5/25/15

See www.CatesAuction.com for details.

ONLINE BIDDING ENDS:

Monday, June 8th, 2015 - 8:00 p.m.

PREVIEWS:

Sundays, May 24th & 31st, 2-4p.m.
(coincides with Real Estate open house)

ITEM PICK UP DATE:

Tuesday, June 9th from 2:00 to 6:00 p.m. Bring paid receipt and photo ID. No loading assistance or packaging materials will be available and this is the only time items may be picked up.

PREVIEW & PICK UP LOCATION:

10243 N. Green Hills Rd.,
Kansas City, MO 64154

Special Note: All bidding is online only. No shipping service available for this sale. We want everybody to get a great buy and be satisfied with their purchases. Please read the complete terms and conditions online prior to bidding. Thank you!



More Pictures Online!

AUCTIONEER'S NOTE

As Bill and Binny Pearce are downsizing and moving after 37 years, we have been selected to market and sell their lovely home and land at public auction to be held onsite with online bidding on June 5 at 1:00 pm. Their lifelong collection of antiques and other personal property items will also be sold in an online only auction ending June 8 at 8:00 p.m. A Cates representative will be onsite for open houses/preview events on Sundays, May 24th and May 31st, from 2:00 to 4:00 p.m. Now is the time to buy and there's no better place than an auction. Don't miss this unique opportunity. Come and Bid Your Price!

Jeff Cates
President and Chief Auctioneer

www.CATESAUCTION.COM



3 EASY WAYS TO BID!

1. BUY IT NOW

Can't wait for the auction? Call for details about buying a property in advance of the auction.

2. BID LIVE ONLINE

Advance registration required.
www.CatesAuction.com

3. BID LIVE ONSITE

Registration opens at 12:00 p.m.
10243 N. Green Hills Rd.
Kansas City, MO 64154

38 ACRE COUNTRY ESTATE AUCTION

38.46 Acres m/l, 4 Bedroom, 1.5 Story Home, Barn, 3.5 Acre Lake & More!

BID LIVE ONSITE AND ONLINE:

Friday, June 5th, 2015 at 1:00 p.m.

PROPERTY ADDRESS: 10243 N. Green Hills Rd., Kansas City, MO 64154

PREVIEW EVENTS: Sundays, May 24 & 31, 2:00 - 4:00 p.m.

AUCTION TERMS AND CONDITIONS

REGISTRATION: Onsite bidder registration will begin one hour before the auction. Online bidder registration is open now. All bidders must provide a valid driver's license and current address. Online bidders must also provide a credit card to register. 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 5% 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).

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.

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.



ATTENTION BROKERS

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

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