

**ABSOLUTE!**  
Sells Regardless of Price!

# 10 ACRE COUNTRY ESTATE AUCTION

FRIDAY, APRIL 24, 2015 AT 1:00 P.M.



8604 S. ShROUT Road  
Grain Valley, Missouri 64029

**Private 10 Acre Country Retreat with  
Stately 6100 Sq. Ft. Residence (Fixer-Upper)  
Overlooking 4-Acre Picturesque Shared Lake**

Conveniently located between Blue Springs & Lee's Summit, 2 miles north of Lake Lotawana in the Lee's Summit School District, this property offers close-in country living with all the amenities of the city. The stately colonial estate home is selling as-is and is in need of updating and structural repairs, but boasts 6100 square feet of above grade finished living area. The property would be perfect for corporate or weekend retreats, bed and breakfast, contractor, live/work, etc.



[www.CATESAUCTION.COM/SHROUT](http://www.CATESAUCTION.COM/SHROUT)

For more information, please call 816-781-1134 / toll free 877-781-1134, or visit our website.

8604 S. SHROUT RD., GRAIN VALLEY, MO 64029

*Sells to the Highest Bidder!*

## THE HOME

*The stately colonial estate home is in need of updating and structural repairs, but boasts 6100 square feet of above grade finished living area, 5 bedrooms, 7 baths and offers lovely views in every direction.*



Central to the **main level** is a stunning 1200 sq. ft, 2-story great room with a vaulted ceiling, a striking floor-to-ceiling stone fireplace, and access to a beautiful portico courtyard. Also on the main level are a formal living room and dining room, large eat-in-kitchen with tiled floors, study with built-in bookcases, and a handy mud room. The master suite includes a sitting room and updated bath with whirlpool tub.



The **open upper level** overlooks the great room and features a second master or guest suite with full bath and private balcony overlooking the back courtyard. Three additional bedrooms (one with a balcony), 2 full baths, loft area, and a bonus room complete the upper floor.



The **spacious finished basement** adds even more finished living area. The large recreation room has a full service bar, built-in bookcases, and a brick fireplace. The lower level also offers a summer kitchen, full bath, half bath, cedar closet and lots of additional storage.

The **attached three-car garage** provides plenty of space for your vehicles as well as storage. The **detached two-story outbuilding** with garage allows space for another car or truck, lawn equipment and more!

## THE ACREAGE

*This picturesque and private setting features 10 acres m/l of rolling hills with mature trees, tree lined drive, nice landscaping, 4-acre shared, stocked lake and wildlife.*

## THE LOCATION

*Conveniently located between Blue Springs and Lee's Summit approx. 2 miles north of Lake Lotawana in unincorporated Jackson County, this property offers close-in country living, all the amenities of the city and Lee's Summit Schools.*



CATESAUCTION.COM/SHROUT

## 3 WAYS TO BUY!

1. **Make an offer in advance.**  
*Call 816.781.1134 for details. Subject to auction terms.*
2. **Bid live on-site.** Registration opens at 11:00 a.m. See terms for requirements.
3. **Bid live online.** Advance registration required. See [www.CatesAuction.com](http://www.CatesAuction.com).

## TOUR THE PROPERTY!

Sundays, April 12<sup>th</sup> & 19<sup>th</sup>,  
from 2-4 p.m.

## COUNTRY ESTATE HOME ON 10 ACRES



## AUCTIONEER'S NOTE

Don't miss the opportunity to buy this unique country estate at Auction Prices! Be sure to view the property at one of the upcoming open houses, read the property information package and associated disclosures, attend the onsite/online auction on April 24th at 1:00 p.m. and bid your price! We look forward to your participation in the auction. If you have any questions don't hesitate to ask.

Jeff Cates  
President and Chief Auctioneer

**100% of Seller Proceeds  
to Benefit 3 Local Charities!**



## AUCTION DATE:

Friday, April 24, 2015 at 1:00 p.m.

Pre-auction offers considered. Call for details.

## PROPERTY LOCATION:

★ 8604 S. Shrout Road  
Grain Valley, Missouri 64029

## OPEN HOUSE DATES:

Sundays, April 12<sup>th</sup> & 19<sup>th</sup>,  
from 2-4 p.m. (or by appointment)

An agent/auction representative will be onsite during Open House periods to provide Property Information Packages and answer questions.

**DIRECTIONS TO PROPERTY:** From I-70: Adams Dairy Pkwy south 4.5 miles to Shrout Rd., continue south 1/4 mile to address. From I-470: Colbern Rd. east 7 miles to Shrout Rd., north 1 mile to address. From 50 Hwy: MO-7 north 6 miles to Colbern Rd., east 1 mile to Shrout Rd., north 1 mile to address.



### SUMMARY OF TERMS:

5% down day of sale. Balance in 30 days at closing. 8% buyers fee. Seller provides prelim. title commitment. Taxes prorated to closing. Property sells as-is, free & clear of liens. Information deemed reliable but not guaranteed. Complete Terms & Conditions, detailed Property Information Package and additional pictures available at [www.CatesAuction.com](http://www.CatesAuction.com).



## PROPERTY FEATURES

- Sells Regardless of Price!
- 6100 sq. ft. finished above grade
- 5 Bedrooms, 7 Baths
- 1200 sq. ft. great room
- Finished basement
- New Corning 25 year roof (est. 2007)
- New guttering (est. 2007)
- New carpet (est. 2007)
- Pella windows with internal blinds
- Zoned HVAC
- Central vacuum
- Security system
- 10 Acres m/l
- Outbuilding
- 4-Acre shared lake m/l
- 1 year home warranty



MLS#1926406

### REALTORS / BROKERS

Earn **3%** **BAC** Offered on this property  
Calculated on high bid

### 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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REAL ESTATE COMPANY



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