

60+
ACRE
Old West Charm
Sells Without Reserve!

Online Bidding Available!

PARKVILLE COUNTRY ESTATE AUCTION

FRIDAY, OCTOBER 24, 2014 • 10:00 A.M.

5635 Union Chapel Road, Parkville, Missouri 64152

Scenic country estate. 3BR, 3.5 BA main home with 2 garages and stable.
Guest house with open floor plan, high-end appliances, sunroom and hot tub.
60+ acres, barns, three ponds, long winding drive. No Minimum Bid!

Property Lines Approximate



The seller has relocated, and has selected Cates Auction & Real Estate Company to sell this wonderful home to the highest bidder at absolute auction.

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60+ ACRE PARKVILLE COUNTRY ESTATE AUCTION

Old West Charm
Sells Without Reserve!



THE PRIMARY HOME

At the end of the long, winding well-manicured drive through the woods and past the guest house, lies this large 3BR, 3.5 BA, 1.5 story home with a spacious finished lower level living space with fireplace, plus two, 2-car garages and adjacent stable. With a full-length covered front porch, beautiful flagstone patio on one side of the home and a tree-covered deck with hot tub on the other side, flexible outdoor living is never more than a few steps away. Both the home and garages have low maintenance manufactured stone siding and handsome Spanish metal tile roofing.

MAIN LEVEL

Office/Den: 13x12; pine log, chair-railed décor with two walk-in closets, plank ceiling and tile floor.

Master Bedroom: 12x12; tile floor; crown molding, chair rail, blinds and large walk-in closet with built-in linen shelving.

Master Bath: 15x6; double vanity, tile, shower/jetted tub combo with glass door, plank ceiling

Half Bath: 5x5; pedestal sink, tile floor, planked ceiling

Mud/Utility Room: 9x7; large walk-in pantry/closet, elevated pet bath tub, wood grain tile walls, tile floor, plank ceiling

Living Room: 18x20; beamed cathedral tin ceiling, soaring stone wood-burning fireplace, tile floor with decorative border

Kitchen: 15x18; eat-in with tile topped breakfast bar, Kitchenaid dishwasher, GE Profile cooktop/oven, farmer's sink, tile floor and backsplash, planked ceiling

UPPER LEVEL

Second Bedroom: 14x15; carpet, recessed lighting, double closet

Full Bath: 9x5; shower over tub with glass door, tile, plank ceiling

Third Bedroom: 14x15; carpet, double wide closet, curtains

Garage 1: 30x20; side-entry attached 2-car walk-out with breezeway access, door openers, work bench, shelves, drop-down attic staircase

Garage 2: 25x25; detached 2-car, Spanish metal tile roof, stone veneer and lap siding

LOWER LEVEL

Family Room 1: 27x12; tile floor, crown molding, built-in bar

Family Room 2: 20x12; natural stone wood burning fireplace with ventilator, built-ins, tile floor

Office/Bedroom: 15x12; with a 9x5 walk-in closet with built-ins, recessed lighting, tile floor

Laundry Room: 13x8; recessed lighting, tile floor, utility basin

Full Bath: 6x7; stall shower, tile floor, linen closet and drawers

ESTATE FEATURES

- 62.9 acres of pristine pasture, rolling hills and timber
- Just two miles from downtown Parkville, MO
- Stable: 46x46; 12x9 tack room, 5 stalls, hay loft, 2 10" overhead doors, composite roof, stone veneer and lap siding.
- Large 2 story barn and numerous feeders and outbuildings
- Scenic views
- Gated, private drive
- Fantastic outdoor living spaces
- Excellent dog runs and houses
- Secluded, wooded location
- Three ponds
- Wildlife
- Pastures
- One-year home warranties on both homes
- No reserve or minimum bid!

DIRECTIONS

From I-29, exit 45 Hwy, West to roundabout, South on NW Union Chapel Rd to address on left. From I-435, exit 45 Hwy, East to roundabout, South on NW Union Chapel Rd to address on left.



THE GUEST HOUSE

Just across the creek, the first home you encounter upon entering the estate is the charming guest house situated on a circle drive. With an open concept floor plan, beautiful two-sided stone fireplace, covered porch, sunroom and nearby barn, there are many possible uses.

Main Living/Kitchen/Dining Area: 32x23; Jenn-Air Expressions island cook top and Kitchenaid Ceran island stove, Kitchenaid built-in side-by-side refrigerator/freezer, breakfast bar with brass foot rail, Kitchenaid Ultra Quiet dishwasher, Kitchenaid double oven, tile floor and decorative backsplash. Stone two-sided wood burning fireplace, recessed and track lighting, dual pane windows and doors.

Master Bedroom: 21x15; knotty pine log walls, plank ceiling, wood burning fireplace, recessed lighting, tile floor, garden door access to the sunroom. 24x6 walk-in closet with 12-drawer built-in chest, shelves and hanger organizer

Master Bath: 11x12; sunken stone walled shower with rainforest head, claw foot tub, pine log paneling, stone walls, recessed lighting

Sunroom: 21x11; 6-seat Hotspring portable spa, carpeted.

Laundry/Mud Room: 12x6; tile floor

Garage: 21x14; detached one-car, lap siding

GUEST HOUSE FEATURES

- Circle drive featuring western art and koi pond with fountain
- Covered porch
- Planked ceilings
- Large 21x12 deck with gas grill

Whether you're a horse and dog lover who enjoys convenient suburban living and rustic, old west ambience, or you're looking for a great weekend getaway for entertaining, this property can do it all in style with room to spare. It would also make the perfect future site to build your secluded dream estate. A great place to raise a family or retire in a small town atmosphere with easy big city access, this Parkville gem is one of a kind AND sells regardless of price!

**ABSOLUTE
Sells Regardless
of Price!**

Online Bidding Available!
www.CatesAuctions.com



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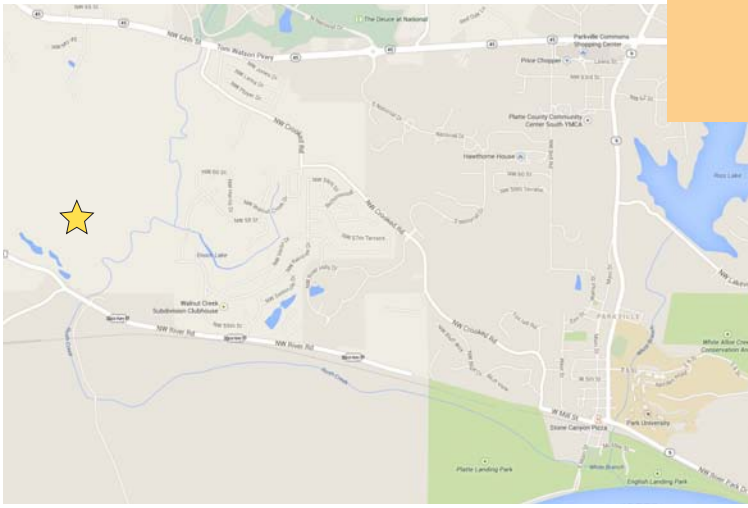
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3% BAC OFFERED!

AUCTION DATE:
Sells Regardless of Price!
Friday, October 24, 2014 - 10:00 a.m.

AUCTION LOCATION:
★ **5635 Union Chapel Road,**
Parkville, MO 64152

INSPECTION DATES:
Sunday, October 12th, 2:00-4:00 p.m.
Sunday, October 19th, 2:00-4:00 p.m.

An agent/auction representative will be onsite during inspection periods to provide Property Information Packages, offer tours, and answer questions. You may also view the property at your convenience.



**60+ Acres of Old West Charm with
Two Homes, Stables and More.**



AUCTIONEER'S NOTE

Our team is pleased to be working with the Montee family in the sale of their beautiful homes and acreage. Having recently relocated, they chose absolute auction as the simplest, most expeditious method of sale. Like many of the fine properties our firm has offered over the years, there is no reserve or minimum at this auction. This is an excellent opportunity to own a unique, close-in ranch with two homes and a secluded setting. Be sure to attend an open house event and then bid your price on October 24th!

Jeff Cates
President and Chief Auctioneer

AUCTION TERMS AND CONDITIONS

REGISTRATION: Registration will begin one hour before the auction. All bidders must provide name, address, phone number, social security number, and a valid driver's license. 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% down payment of the total purchase price at the auction site immediately following the close of bidding. Cash, cashier's check or personal or business check will be accepted for the down payment.

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 at the auction site immediately following the close of bidding.

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).

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: 2014 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.

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