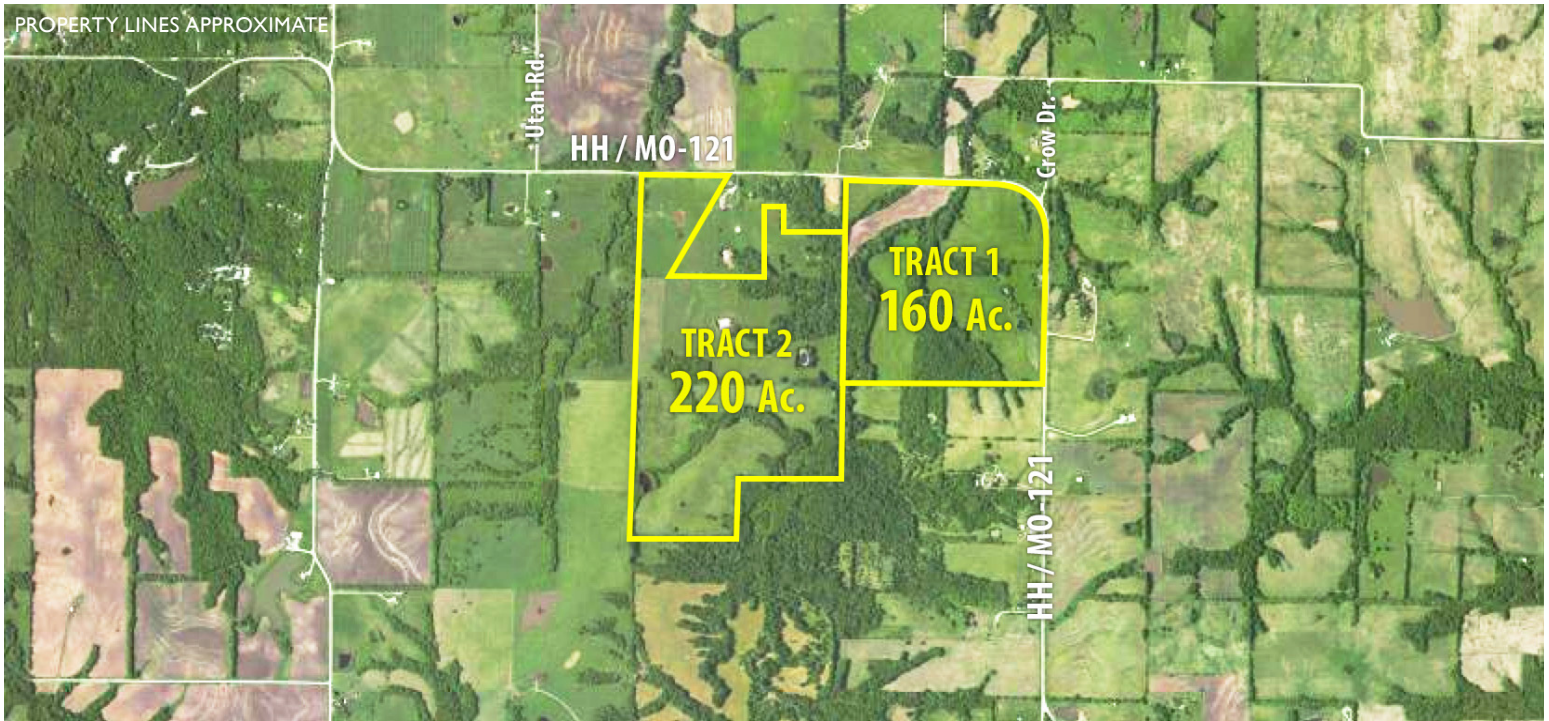


PROPERTY LINES APPROXIMATE



380 ACRE LAND AUCTION

FRIDAY, NOVEMBER 7, 2014 • 1:00 P.M.

Highlights

- 380 Acres m/l in Two Tracts
- Tract 1: 160 Acres m/l
- Tract 2: 220 Acres m/l
- Offered Separate & Together
- Pasture, Tillable, Timber, Ponds, Rolling Hills, Creek, Wildlife
- Terraced, Fenced, Cross Fenced
- Great Location Just East of I-35 and Wallace State Park
- Asphalt Highway Frontage
- 2013 Taxes: \$663
- Perfect for Livestock, Crops, Hunting, Home Sites, Investment!

380 Acres m/l - Pasture, Tillable & Timber Offered in Two Tracts

NE State Hwy HH, Cameron, MO 64429
(Section 20, Township 56N, Range 29W)



Tract 1
160 Acres m/l



Tract 2
220 Acres m/l

ON-SITE INSPECTIONS:
Tuesdays, October 21 & 28
11:00 a.m. – 1:00 p.m.

OFF-SITE AUCTION LOCATION:
Elks Lodge,
9018 U.S. 69,
Cameron, MO 64429

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380 ACRES M/L - PASTURE, TILLABLE & TIMBER OFFERED IN TWO TRACTS



TRACT 1: 160 Acres m/l

This 160 Acre tract has been primarily used for grazing cattle, is currently in pasture/hay and includes an 11 acre piece of bottom ground, picturesque rolling hills, valleys, large creek, 3 ponds, hardwood timber, is terraced and fenced and cross fenced. With asphalt highway road frontage on two full sides, this parcel could easily be divided into multiple smaller tracts. This versatile land is perfect for livestock, crops, hunting, home sites or investment.



TRACT 2: 220 Acres m/l

This 220 Acre tract has also been primarily used for grazing cattle, is currently in pasture and includes 9 acres m/l in beans, rolling hills, valleys, creeks, 4 ponds, hardwood timber, is terraced, fenced and cross fenced, has asphalt highway road frontage and is perfect for livestock, crops, hunting, home site or investment.

AUCTIONEER'S NOTE

This farm property has been in the Compton family for many years and the heirs have now decided it's time to sell and have chosen auction to facilitate the sale process. Don't miss this opportunity to bid your price on one or both tracts. The property will be offered separately and together, so you can bid on the property just the way you want to buy it. A Cates representative will be onsite for the inspections and to answer questions on Tuesday, October 21 & 28 from 11:00 to 1:00 pm. The auction will be held offsite at the Cameron Elks Lodge on Friday, November 7 at 1:00 p.m. If you have any questions, please don't hesitate to give us a call. We look forward to seeing you at the auction. Come and bid your price!

Jeff Cates
President and Chief Auctioneer

More information and documents
available online at

www.CATESAUCTION.COM

Cameron,
Missouri

380 ACRE LAND

AUCTION

AUCTION DATE/TIME:

Friday, November 7, 2014; 1:00 P.M.

AUCTION LOCATION:

Elks Lodge
9018 U.S. 69
Cameron, MO 64429

PROPERTY LOCATION:

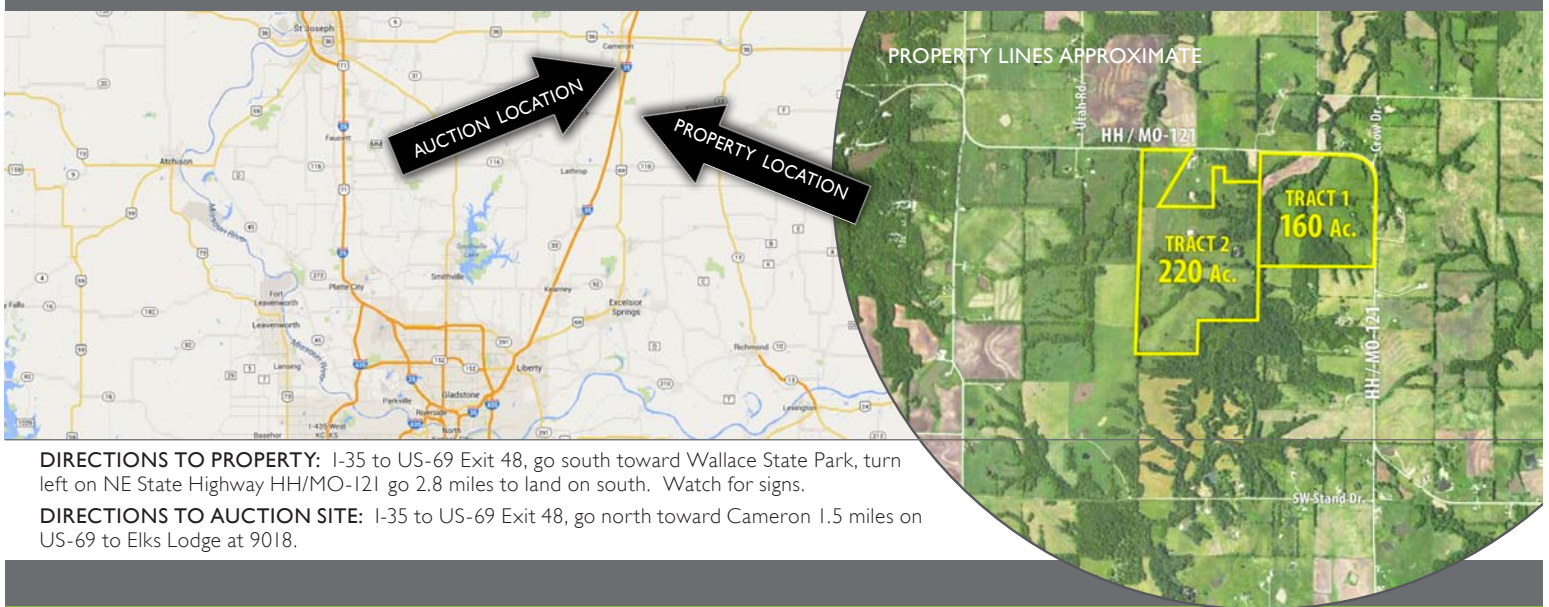
NE State Highway HH
Cameron, MO 64429

ON-SITE INSPECTIONS:

Tuesday, Oct. 21, 11:00 to 1:00 p.m.

Tuesday, Oct. 28, 11:00 to 1:00 p.m.

Representative located at entrance to Tract 1



DIRECTIONS TO PROPERTY: I-35 to US-69 Exit 48, go south toward Wallace State Park, turn left on NE State Highway HH/MO-121 go 2.8 miles to land on south. Watch for signs.

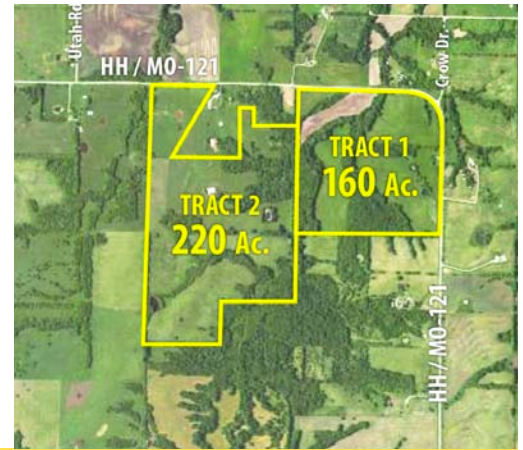
DIRECTIONS TO AUCTION SITE: I-35 to US-69 Exit 48, go north toward Cameron 1.5 miles on US-69 to Elks Lodge at 9018.



3 WAYS TO BUY:

1. Make an offer in advance. Call 816.781.1134 for details. Subject to auction terms.
2. Bid live at the auction site. Registration opens at 9:00 a.m. See terms for requirements.
3. Bid live online. Advance registration required. See www.CatesAuction.com.





380 ACRE LAND AUCTION

380 Acres m/l - Pasture, Tillable & Timber Offered in Two Tracts

NE State Highway HH, Cameron, Missouri

Auction Held Off Site at Elks Lodge, 9018 U.S. 69, Cameron, MO 64429

FRIDAY, NOVEMBER 7, 2014 • 1:00 P.M.

ON-SITE INSPECTIONS: Tuesdays, 10/21 & 10/28, 11-1 p.m. *(or inspect at your convenience)*

AUCTION TERMS AND 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. 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 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 also be accepted from online 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. 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: 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.

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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