Exceptional Building Lots

Online Auction

Bidding Ends: Wednesday, August 6th at 3:00 p.m. (CST)

THE NATIONAL

7 Estate Lots in The National!
Buy one or more with easy online bidding!

Home to some of the most spectacular residences in Kansas City, The National is a luxury, resort-style development with world-class amenities. These 7 estate lots take advantage of golf course settings and spectacular views. Bid online now!

The National, Parkville, MO

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REAL ESTATE COMPANY

Celebrating 70 Years!

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THE NATIONAL

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LOT 9 – N. National Drive

Last list price = $154,000 (Originally listed at $239,900)
Auction reserve = $75,000 (Seller's minimum)
Parcel ID#: 20-5.0-22-300-004-003-000
MLS #: 1893132
2013 tax = $3,649
Approx. size: .62 acres
Wonderful views of the 3rd fairway and adjacent to greenspace

LOT 11 – N. National Drive

Last list price = $234,900
Auction reserve = unpublished
Parcel ID#: 20-5.0-22-300-003-023-000
MLS #: 1893133
2013 tax = $3,689
Approx. size: .60 acres
Adjacent to golf course; treed

LOT 16 – Muirfield Drive

Last list price = $148,500 (Originally listed at $225,000)
Auction reserve = $60,000 (Seller's minimum)
Parcel ID#: 20-5.0-22-300-003-028-000
MLS #: 1893135
2013 tax = $3,563
Approx. size: .55 acres
The last lot in this exclusive cul-de-sac named for the famous Scottish links

LOT 73 – Ridge Road

Last list price = $400,000
Auction reserve = unpublished
Parcel ID#: 20-5.0-22-300-003-048-000
MLS #: 1893136
2013 tax = $6,824
Approx. size: 1.21 acres
Large, deep lot backs to the 1st green

LOT 76 – Ridge Road

Last list price = $209,000 (Originally listed at $325,000)
Auction reserve = $99,000 (Seller's minimum)
Parcel ID#: 20-5.0-22-300-003-051-000
MLS #: 1893137
2013 tax = $5,421
Approx. size: .77 acres
High elevation views of the 1st fairway

LOT 77 – Ridge Road

Last list price = $325,000
Auction reserve = unpublished
Parcel ID#: 20-5.0-22-300-003-052-000
MLS #: 1893140
2013 tax = $5,262
Approx. size: .71 acres
High elevation views of the 1st fairway

LOT 78 – Ridge Road

Last list price = $325,000 (Originally listed at $379,000)
Auction reserve = $150,000 (Seller's minimum)
Parcel ID#: 20-5.0-22-300-003-053.002
MLS #: 1893142
2013 tax = $1,746
Approx. size: .59 acres
Wide lot on private cul-de-sac with high elevation views of the 1st fairway and greenspace

The Opportunity…

With seven of the very best building sites available, this auction is an incredible buying opportunity for:

HOMEOWNERS – Pick the perfect lot for your dream home. Buy at YOUR price now and build when you're ready.

BUILDERS – Add one or more of these choice lots to your inventory now and resell or build spec to suit your business plan.

The Lots

The selection of estate-sized building sites available includes golf course lots, wonderful views, adjacent green space and a variety of topographical choices. Each is an address of distinction. All have low seller's reserves, some of which are even published!

The National!

A premiere resort-style community with world-class amenities including Tom Watson signature golf course, 3 swimming pools, state-of-the-art fitness facilities, tennis (including instruction!), a sailing/fishing lake, fine & casual dining and a stunning club house.

The Auction

www.CatesAuction.com/TheNational

We've made bidding in this auction event easy and convenient. Simply go to www.CatesAuction.com/TheNational. All 7 lots are included in a "catalog" 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.

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AUCTIONEER'S NOTE

The ownership group for these great lots has decided it's time to sell. Though the lots have been for sale previously, the very low seller's reserves in this auction represent an entirely unprecedented opportunity to buy some of the very best building sites left in The National. We even got permission to make some of the reserves public so you could see how just how serious these sellers are about selling! Log on now and bid your price before the auction closes and these choice lots are gone!

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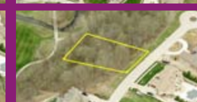

7 Estate Lots in The National!
Buy one or more with easy online bidding!

"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 or Visa) 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. 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%) or $2,500.00, whichever is greater, 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 5% 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: 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.

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.

For The Latest Auction Updates

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ATTENTION BROKERS

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

WE HAVE GREAT OPPORTUNITIES FOR PROFESSIONAL SALESPEOPLE!

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Call today for your free auction analysis!