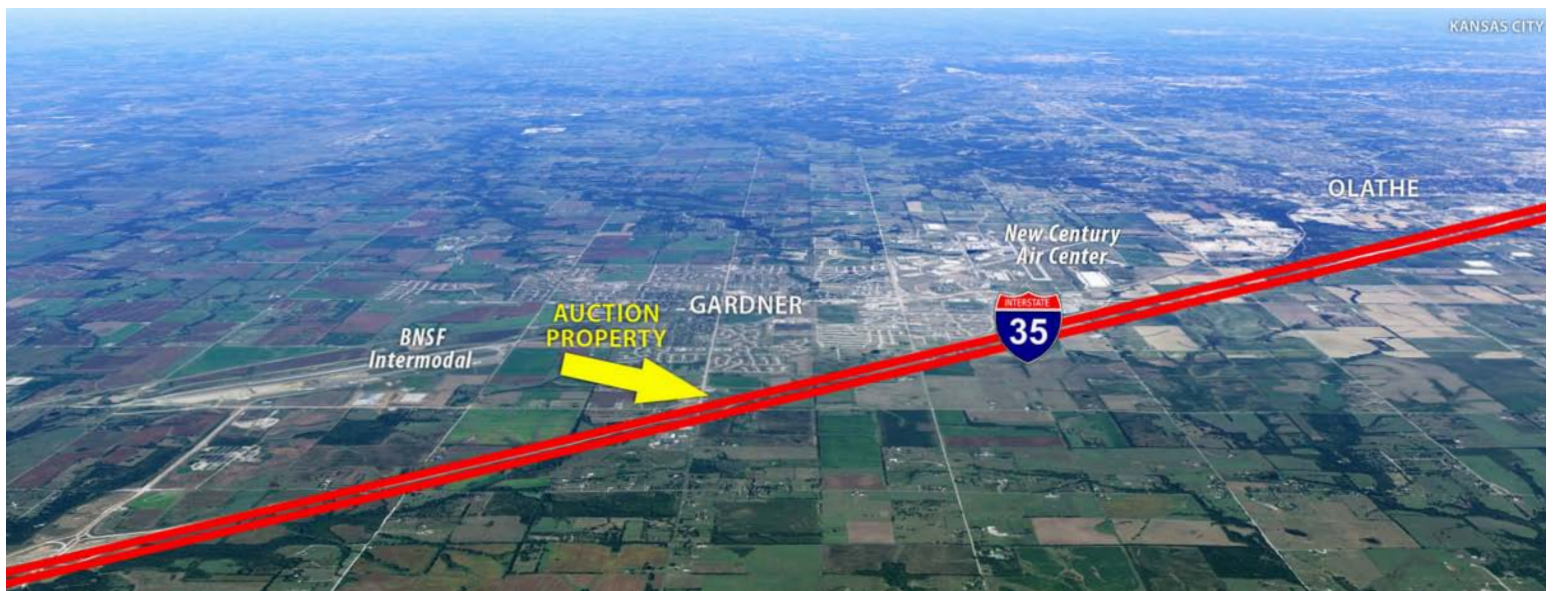


DEVELOPMENT LAND AUCTION

Bid Live or Online - Thursday, May 29, 2014 at 2:30p.m.

Open for Site Inspection: 5/15/14 from 11:00 to 1:00p.m.



24 ACRES M/L WITH I-35 FRONTAGE, ZONED C-2, GENERAL BUSINESS DISTRICT

Exceptional highway location on the NE corner of I-35 and S. Gardner Road. Outstanding retail, office, hotel, entertainment opportunity in rapidly expanding south KC/Gardner area. 3 min from new BNSF Intermodal site.

1,447 ft of interstate frontage. High visibility AND easy accessibility!

Bidding Held Onsite and Online:
19015 GARDNER ROAD, GARDNER, KANSAS 66030

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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.

24.15 Acres of Prime Commercial Land at Major Interstate 35 Interchange

- 1,447 feet of frontage along the north side of I-35
- 871 feet of frontage along the east side of Gardner Rd. (3 curb cuts)
- 946 feet of future frontage along the proposed 188th St. extension
- All utilities to the site including sanitary sewers and natural gas
- Zoned C-2 "General Business" by the City of Gardner, KS
- Level to gently rolling topography; at grade with Gardner Rd.
- Approx. half mile north of the new BNSF Intermodal Facility
- 7 minutes from the New Century AirCenter
- Cell tower generating \$8,712 annual revenue (11 years remaining)
- 2013 taxes: \$533.73 (Classified agricultural)
- 2014 appraisal available upon request

Parcels Included:

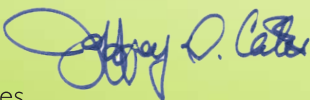
CF221435-2003
(5.83 ac – Most I-35 frontage)
CF221435-2009
(5.26 ac – Some I-35 frontage)
CF221435-2004
(5.69 ac – Minor I-35 frontage)

CF221435-2010
(6.45 ac – Cell tower location)
CP36810000 0002
(.92 ac – Borders future 188th St.)



AUCTIONEER'S NOTE

This is a highly unique commercial property, due to its interstate location and its proximity to the new BNSF Intermodal Facility. KDOT projects that traffic load on this section of I-35 will more than double to 64,000 CPD by 2040, due in large part to the Intermodal and related facilities. When fully developed the projects are expected to generate more than 17,000 vehicle trips per day, necessitating growth in housing, retail, service and other commercial applications. Situated at the prime interchange connecting Kansas City to this developing area, this tract presents its new owner with tremendous development potential. Come bid YOUR price on May 29th!



Jeff Cates
President and Chief Auctioneer

More information and documents
available online at

www.CATESAUCTION.COM



DEVELOPMENT LAND AUCTION

AUCTION DATE/TIME:
Thursday, May 29th, 2014
at 2:30 p.m.

SITE INSPECTION:
Thursday, May 15th
11:00 - 1:00 p.m.

Feel free to view the property at any time. An agent/auction representative will be onsite during site inspection periods to provide Property Information Packages and answer questions.

BIDDING HELD ON SITE:
★ 19015 Gardner Road
Gardner, Kansas 66030

Exceptional Highway Location!



DIRECTIONS TO PROPERTY: NEC of I-35 & Gardner Road. From KC Metro/Olathe take I-35 south to Gardner Rd. From Ottawa area take I-35 north to Gardner Rd. From the Spring Hill and areas east take 199th St. west to Gardner Rd, then north to I-35.



*I-35/Grandview Rd. Interchange
View From Property*



24 ACRES M/L WITH I-35 FRONTAGE, ZONED C-2, GENERAL BUSINESS DISTRICT

Bidding Held Onsite and Online: Thursday, May 29, 2014 at 2:30p.m.

Property Location: 19015 Gardner Road, Gardner, Kansas 66030

Site Inspection: Thursday, May 15th, 11:00 - 1:00 p.m. (or at your convenience)

DEVELOPMENT LAND AUCTION EVENT

RESIDENTIAL & COMMERCIAL
DEVELOPMENT GROUND
ALL SELLING THE SAME DAY!

Details at www.CatesAuction.com



LAKE LOTAWANA, MO - 10:00 A.M.



GRANDVIEW, MO - 12:00 P.M.



GARDNER, KS - 2:30 P.M.

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.

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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.



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