

11 ACRE COUNTRY ESTATE
CLAY COUNTY, MISSOURI

Tractors, Equipment, Tools, Antiques,
Guns, Collectibles & Household Items
Sell Separately the Same Day.

REAL ESTATE & ESTATE AUCTION

SATURDAY, NOVEMBER 2, 2013 - 10:00 A.M.

17201 NE 104th Street, Liberty, Missouri 64068



PROPERTY LINES APPROXIMATE

SECLUDED 11 ACRE ESTATE, 4 BEDROOM R-RANCH, HORSE BARN & POND!

Nice country setting close to town! Rollings hills, timber, pasture, horse barn, metal quanset building and spacious stone & brick 4 bedroom ranch with tile roof, new Trane heat pump, vinyl thermo-pane windows, living room, dining room, country kitchen, full basement, built-in bank vault, 2-car garage & more! Needs some updating & TLC.

SINCE 1942
CATES AUCTION
REAL ESTATE COMPANY



www.CATESAUCTION.COM

Celebrating 70 Years!

816-781-1134



17201 NE 104th Street
Liberty, Missouri 64068

THE HOME

Living Room: 12x15; vaulted ceiling, carpet

Dining Room: 12x15; vaulted ceiling, carpet, deck access

Eat-In Kitchen: 9x14; pantry, electric range, Tappan dishwasher, ceiling fan, oak cabinets

Master Bedroom: 12x14; double closet, carpet

Master Bath: 7x8; shower/tub combo

Bedroom 2: 12x14; double closet, carpet

Full Bath: 6x8; Full, shower enclosure, vanity, enhanced access

Bedroom 3: 10x12; double closet, carpet

Hobby Room/Laundry: 11x11; carpet & vinyl flooring, closet, washer & electric dryer hook-up, attic access

Hall Bath: 5x8; shower/tub combo

FULL WALK-OUT BASEMENT

Bonus Room/Bedroom 4: 10x12; carpet, private full bathroom

Built-in Bank Vault: with Mosler Door

2-Car Garage: overhead doors with openers, built-in shelving

BARN & OUTBUILDING

Metal Quonset Building: 20'x30'

Metal Horse Barn: 20'x40' +; 2 Stalls



Property Features

- 2600 s.f. R-Ranch
- One-owner, custom built in 1988
- Brick, stone & steel exterior
- Clay tile roof
- New Trane heat pump system – 2011
- 3 (possible 4) bedrooms, 3 baths, 2-car garage
- Built-in bank vault
- Some updating and TLC needed
- 20'x30' + Metal Quonset Building
- 20'x40' metal horse barn with 2 stalls
- 11 acres m/l
- Rolling Hills and fenced pastures
- Timber and pond
- No city tax
- Liberty School District
- Easy access to B Hwy, US-69 & I-35
- Perfect for hobby farm, recreation, investment, etc.
- Equipment & personal property sells the same day!

Financing Available!

Platte Valley Bank will provide financing to qualified buyers.



Platte Valley Bank

Call Travis Boyer at 816-532-0700 for more information.

AUCTION DATE:

Saturday, November 2nd at 10:00 a.m.

AUCTION LOCATION:

★ *Bidding Held On-site*

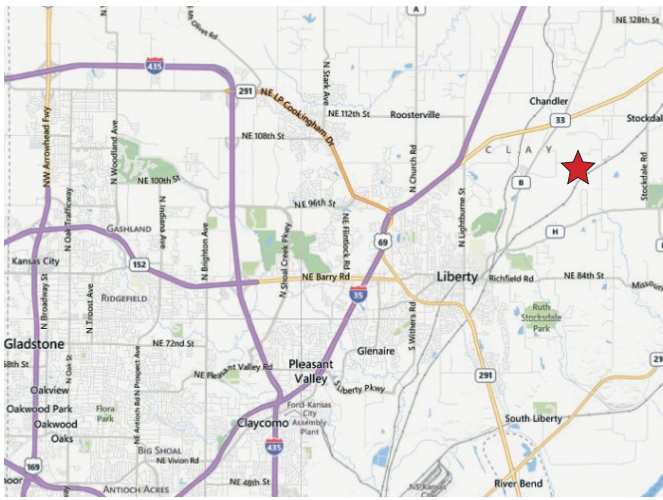
17201 NE 104th Street
Liberty, Missouri 64068

INSPECTION DATES:

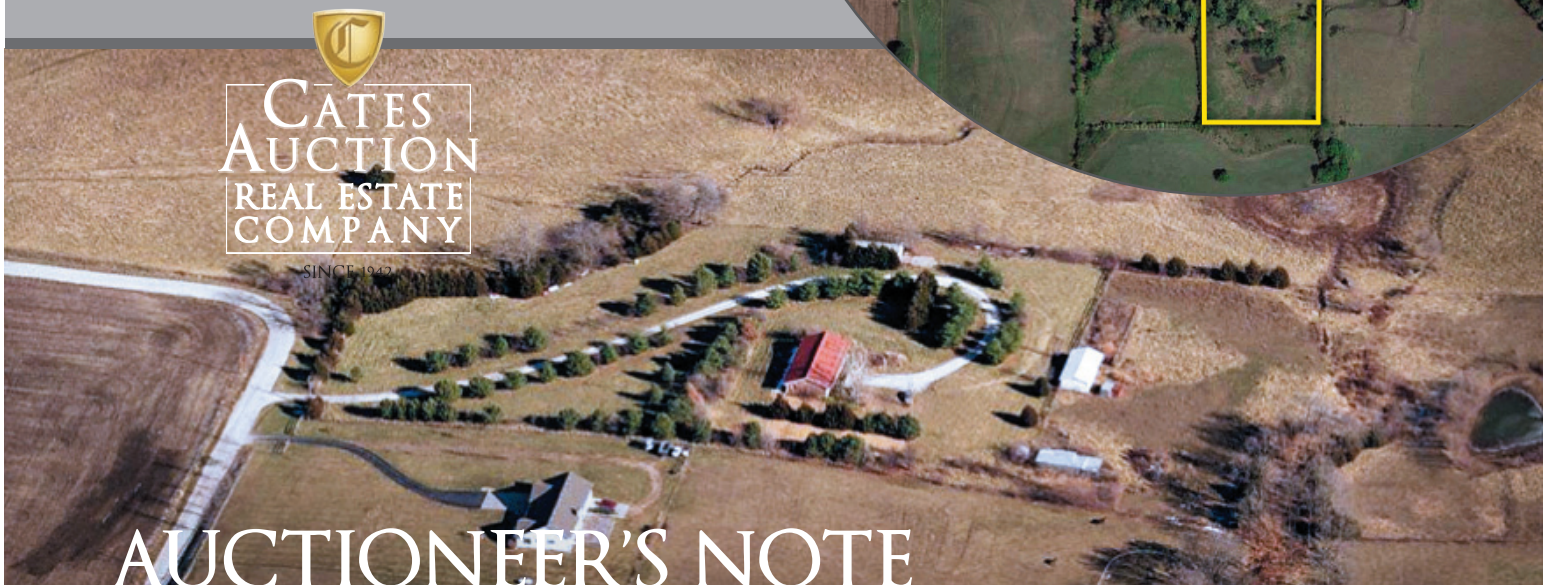
Sunday, October 20, 2:00 - 4:00 p.m.

Thursday, October 24, 4:00 - 6:00 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.



EASY HIGHWAY ACCESS!
Located just minutes to B Hwy, US-69 & I-35



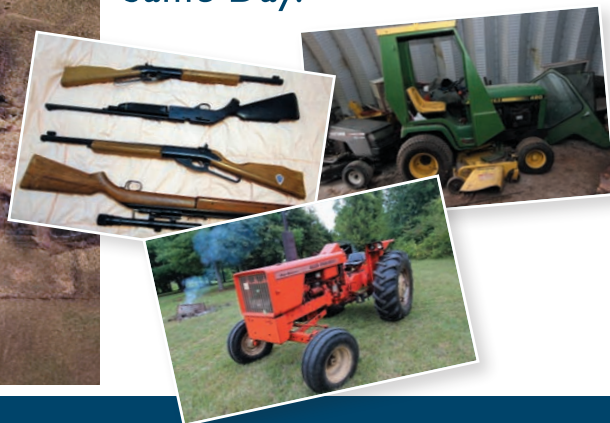
Don't miss this opportunity to buy this unique small acreage, home and outbuildings as well as tractors, equipment, collectibles, household items and tools. This auction has something for everyone. A Cates representative will be onsite for property inspections on Sunday, October 20th from 2:00 to 4:00 p.m., and October 24th from 4:00 to 6:00 p.m. to answer your questions. The auction will be held on-site at the property on Saturday, November 2nd at 10:00 a.m. If you have any questions or need any additional information, please don't hesitate to call on us. We look forward to seeing you at the auction. Come and bid your price!

Jeff Cates
President and Chief Auctioneer

REAL ESTATE & ESTATE AUCTION

JOANN ORTIZ
ESTATE

Tractors, Equipment,
Tools, Antiques, Guns,
Collectibles & Household
Items Sell Separately the
Same Day.



SATURDAY, NOVEMBER 2, 2013 - 10:00 A.M.

17201 NE 104th Street, Liberty, Missouri 64068

INSPECTION DATES: 10/20 from 2-4 p.m. & 10/24 from 4-6 p.m.

AUCTION TERMS AND CONDITIONS

REGISTRATION: Registration will begin one hour before the auction. All bidders must provide name, address, phone 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% non-refundable down payment of the total purchase price at the auction site immediately following the close of bidding. A 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. 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).

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: 2013 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.



MLS# 1852458

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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