

**SELLER'S PUBLISHED RESERVE
ONLY \$325,000!**

Appraised for \$1.17 million in 2009!

CLAY COUNTY LAND AUCTION

WED., NOVEMBER 14, 2012

12:30 P.M. *Registration
opens at 11:30 a.m.*

**11250 N. Eastern Avenue
Kansas City, Missouri 64156**



PROPERTY LINES APPROXIMATE

AUCTION LOCATION:

North Star United Methodist Church
1908 Plumbers Way, Liberty, MO 64068

SITE INSPECTIONS:

10/31 & 11/7, 12-1 p.m. *(or inspect at your convenience)*

23 ACRES _{M/L}

Prime tract of land surrounded by residential development. Approximately 595' of frontage on 291 Highway just off I-435. 23.4 acres m/l. Appraised in 2009 for \$1.17 million and last listed at \$899,000. Will sell to highest bid over \$325,000!

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CLAY COUNTY LAND AUCTION

11250 N. Eastern Avenue
Kansas City, Missouri 64156

23 ACRES M/L

*Highly Desirable
Location!*

This prime tract of land is in a fast-growing area surrounded by successful residential development. It is located just off I-435 and features approximately 595' of frontage on 291 Highway. 23.4 acres m/l. It last appraised in 2009 for \$1.17 million and last listed in 2012 at \$899,000. It will sell at auction to highest bid over \$325,000!

Just off I-435 and close to...

- Liberty (8 minutes)
- Shoal Creek Golf Course (11 minutes)
- Zona Rosa (15 minutes)
- Smithville Lake (17 minutes)
- Kansas City International Airport (19 minutes)



*Looking generally SW
across property*



*Intersection of 291 Hwy
& Eastern*



PROPERTY LINES APPROXIMATE

PROPERTY FEATURES

- 23.427 acres m/l; irregular shape
- 595 linear feet of frontage on MO Hwy 291 (approx.)
- 1,655 linear feet of frontage on Eastern Ave. (approx.)
- Just off I-435
- Auburndale subdivision is located along west and south edges
- All utilities are available to the site (15" sanitary sewer line is located in the northwest corner)
- Zoned B2-2 & R-7.5
- Appraised in 2009 for \$1.17 million
- Last listed for sale in 2012 for \$899,000
- Seller's published reserve only \$325,000!

AUCTION DATE:

Wednesday, November 14, 2012
12:30 a.m.

AUCTION LOCATION:

★ *Bidding Held Off-Site*

North Star United Methodist Church
1908 Plumbers Way, Liberty, MO 64068

Located in the strip center on the west side of I-35 off
Outer Rd./N.Church Rd. between Hwy 152 and Hwy 291.

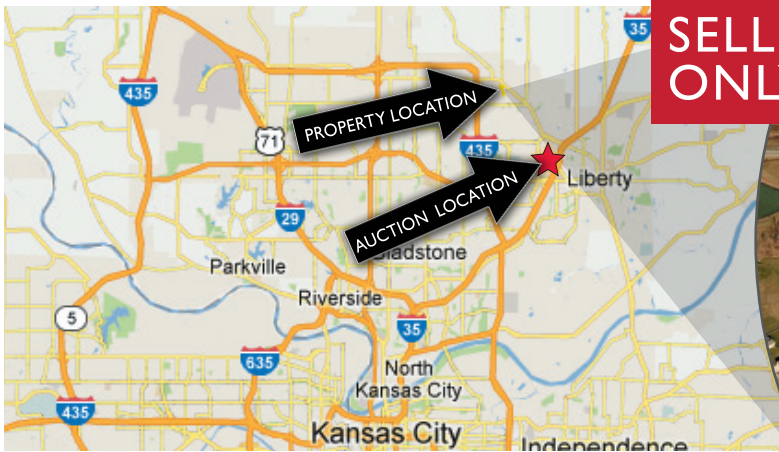
PROPERTY LOCATION:

11250 N. Eastern Avenue
Kansas City, Missouri 64156

SITE INSPECTIONS:

Wednesdays, October 31st & November 7th,
12:00-1:00 p.m.

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



DIRECTIONS TO LAND: The subject property is located at the southwest corner
of 291 Highway and N. Eastern Avenue.

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ONLY \$325,000! Appraised for \$1.17 million.**



AUCTIONEER'S NOTE

This is a tremendous opportunity to purchase a prime tract of land at your price! The North Star United Methodist church originally acquired the property with intent to build on it, but has since changed plans. The board of the trustees, with the unanimous authorization of the church membership has scheduled this published reserve auction to complete the sale prior to the end of the year. The church will vote on the final contract the evening of the auction. See you on the 14th!

Jeff Cates
President and Chief Auctioneer



SINCE 1942

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**Bidding to be held off site, details on page three.*

PROPERTY TOURS: Wednesdays, 10/31 & 11/7, 12-1 p.m. (or inspect at your convenience)

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. All final bid prices are subject to Seller approval.

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: 2012 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.

MO Auction
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Financing Available!



First Bank of Missouri will provide financing to qualified buyers. Contact Wayde Kindiger at (816) 436-1900 for more information.

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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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