

6 ACRE COUNTRY ESTATE
PLATTE COUNTY, MISSOURI

PROPERTY LINES APPROXIMATE

Boats, Tractors, Equipment,
Furniture, Collectibles, Tools
& More Sell Immediately
Following the Real Estate!

REAL ESTATE & ESTATE AUCTION

SATURDAY, OCTOBER 6, 2012 - 10:00 A.M.

7990 Chez La Terre Drive, Smithville, Missouri 64089



PRIVATE 6 ACRE ESTATE,
3 BEDROOM TRUE RANCH,
POOL, STOCKED POND & BARN

Picturesque setting with 6 acres of timber and rolling hills, tree lined drive, 3 bedroom true ranch with new paint, carpet, HVAC and roof, multi-level treated deck with above ground pool and hot tub, stocked pond, pole barn and much more!

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REAL ESTATE COMPANY



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816-781-1134



THE HOME

7990 Chez La Terre Drive
Smithville, Missouri 64089



Living Room: 19x21; hardwood under newer carpet; ceiling fan; bay window

Eat-in-Kitchen: 10x30; bay window, oak cabinetry with raised panel and leaded glass doors, ceiling fan; Jenn-Air appliances

Kitchen Half Bath: 4x4; marble vanity

Great Room: 14x20; vaulted ceiling w/fan; built-in book case wood burning Quadra-fire fireplace insert in wooden hearth, hardwood under newer carpet

Entry Way: 6x14; hard wood floors

Hall Bathroom: 7x13; double marble top vanity; shower tub combo, linen closet, new flooring

Master Bedroom: 15x17; bay window, recessed ceiling with fan, pair large double closets, carpet, built in bookcase

Master Bathroom: 5x9; shower enclosure, marble top vanity, carpet

Bedroom 2: 14x14; hardwood under carpet, built-in bookcase, large double closet, ceiling fan

Bedroom 3: 11x13; hardwood under carpet, large double closet, ceiling fan

FULL FINISHED BASEMENT

Hobby/Storage Room: 10x21; stamped concrete walls, built-in workbench & shelving

Rec Room: 15x27; wood burning stove

Family Room: 19x33; painted

Unfinished Storage Area: 14x30; built-in shelving, stamped concrete exterior walls

BARN

20x30 Steel Studded: 8x10 combine door and built-in shelving



Property Features

- 3 Bedroom, 2 Bath True Ranch
- 6 Acre Private and Picturesque Setting
- 21' Deep Stocked Pond
- 20x30 Barn
- Tree Lined Asphalt Drive
- Mature Trees & Rolling Hills
- Large 38x54 Multi-Level Treated Deck
- Above Ground Pool
- 6 Person Hot Tub
- Sun Setter Retractable Awning
- Active Water Softener System
- Whole House Humidifier
- Freshly filled 400 gallon propane tank (rented)-August 2012
- New Carpet & Paint-July 2012
- New Trane XB 90% Efficient HVAC-2011
- New Roof-October 2010
- Pella Bay Windows-2007
- Platte County RIII Schools

Financing Available!

Platte Valley Bank will provide financing to qualified buyers.

 **Platte Valley Bank**

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



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7990 Chez La Terre Drive, Smithville, Missouri 64089



BOATS, MOTORS & TRAILERS

16ft fiber glass shell bass boat project w/trailer and 85hp Evinrude motor; 1978 Checkmate fiber glass bass boat project w/custom boat trailer; 1978 Mercury 850-75 hp outboard motor w/trim, etc.

FURNITURE

Microfiber sofa and loveseat; pine full & king size water beds; oak chiffonier-painted; pine 4-pc bedroom suit: dresser w/mirror; chest of drawers, pair night stands; walnut finish drum end table; foot locker; oak coffee table; child's activity table; mid century oak dresser, etc.

TRACTOR, TOOLS & YARD EQUIPMENT

TRACTOR: 1948 Case VAI tractor runs and drive; Murray 21 inch 5hp lawn mower; **LAWN TRACTOR:** Craftsman 18hp twin Kohler Magnum engine, automatic 46inch hydrostat riding lawn tractor; Craftsman 18hp 6 speed 44 inch deck w/50 inch plow blade pull behind spreader; Craftsman pull behind de-thatcher; Craftsman 3 bag grass catcher system; Yard Machines by MTD; 5.5hp chipper/shredder; Ryobi mantis style tiller-gas; Ryobi's 'Expand It' & 'Trimmer Plus' string trimmers; Ryan string trimmer; ; old school cast iron aerator; adjustable engine stand; Campbell-Hausfeld house painter 330 airless paint sprayer; Delta 10 inch miter saw-newer; lot of misc hand, lawn & garden tools; Poulan 'Wild Thing' & Craftsman chainsaws; waders; 5 man tent; bench mate; geared chain block; B&D hedge trimmer; 3 ton floor jack; creeper; 3 pair water skis; balls & baseball bats; Montgomery Ward's chain saw; 3.5 hp power washer-gas; misc. fishing rods, reels & tackle; open ended wrenches; precision airline tools; aviation repair manuals and more!



HOUSEHOLD ITEMS

Sony Trinitron flat screen-36"; Kenwood audio video surround model VR-716; JVC 7 disc DVD/CD player; DCM home speaker system; Frigidaire Crown Series 20cu ft; White-Westinghouse washer and dryer; Nivico console stereo in walnut cabinet; ionic pro, etc.



SUMMARY OF REAL ESTATE TERMS: 5% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 10% buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens. Subject to prior sale. Visit www.CatesAuction.com for complete Terms and Conditions, detailed Property Information Package and additional pictures.

PERSONAL PROPERTY TERMS: You must register to receive a bid number to participate in the auction. By bidding you are agreeing to be bound by the auction terms listed herein. All announcements made sale day take precedence over all prior printed material. All items are sold "as is", "where is", without warranty. All property is open for public inspection and it is the sole responsibility of the bidder to determine year, make, model, condition, etc. prior to bidding. Purchaser assumes all responsibility for items at the time of purchase. When the auctioneer declares the items sold, title passes and you have entered into contract to buy said property at your bid. Cates and the Seller assume no responsibility for items after this point. Payment may be made by cash, check, Mastercard or Visa. Items must be paid for day of sale and said items cannot be removed from premises without payment in full. All items will need to be removed by the end of the sale.

REAL ESTATE & ESTATE AUCTION

AUCTION DATE:

Saturday, October 6, 2012 - 10:00 a.m.

AUCTION LOCATION:

★ *Bidding Held On-site*

7990 Chez La Terre Drive
Smithville, Missouri 64089



VIDEO TOUR

Scan QR code with
your smart phone to
watch a quick video tour!

OPEN HOUSE DATES:

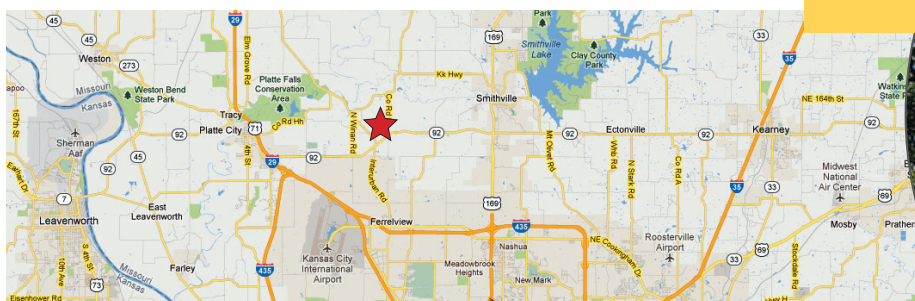
Sunday, September 23rd, 2:00-4:00 p.m.

Sunday, September 30th, 2:00-4:00 p.m.

An auction representative will be onsite during inspection periods to provide Property Information Packages, offer tours, and answer questions.

EASY HIGHWAY ACCESS!

Minutes to KCI, Platte City or Smithville

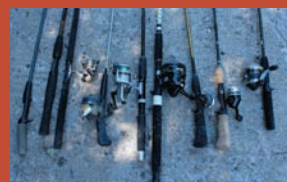


PROPERTY LINES APPROXIMATE

DIRECTIONS FROM I-29: I-29 to MO-92 (exit 18), East 5 miles to Todd Creek Rd., Left becomes Co Rd. B, continue north to Chez La Terre, then left to address.

DIRECTIONS FROM US-169: US-169 to MO-92, west 4.5 miles to Hoover Rd., slight right to Co Rd. B, right to Chez La Terre, then left to address.

Boats, Tractors, Equipment, Furniture, Collectibles, Tools & More Sell Immediately Following the Real Estate!



MLS# 1796583
3% BAC OFFERED!

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Latest Auction
Updates



CAN'T WAIT FOR THE AUCTION?

Pre-auction offers considered.

FINANCING AVAILABLE!

First United Mortgage will provide financing to qualified buyers. Call Carl Genusa at 816-454-7900 and he will be happy to assist.

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HAVE A PROPERTY TO SELL?

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