

No Reserve LAND AUCTION

137 Acres m/l Offered in 2 Tracts



SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!



CLAY COUNTY, EXCELSIOR SPRINGS, MISSOURI

Wooded, private and picturesque land close to the city on paved road with scenic views, rolling hills, hardwood timber, wildlife, utilities available, etc. Perfect for building your dream home, hunting, recreation, investment or just a place to get away and enjoy the peace and quiet of the outdoors.

Online Auction Ends:

Thursday, November 7th, 2019 – 12:30p.m.

Tract 1: 73 Acres m/l

14522 Salem Rd., Excelsior Springs, MO 64024

Tract 2: 63 Acres m/l

331 Persimmon Dr., Excelsior Springs, MO 64024

Site Inspections:

Saturdays, October 19th & 26th, 11-1 p.m.

2 Easy Ways to Buy!



BUY IT NOW

Make an offer in advance
of the auction.

or



BID IN ONLINE AUCTION

Register and bid at
www.CatesAuction.com.

FOR MORE INFORMATION Photo gallery, property info package,
terms and conditions, online bidding at www.CatesAuction.com.



CATES AUCTION REAL ESTATE COMPANY

For more information please contact Broker / Auctioneer
Jeff Cates: (816) 781-1134, jeff@catesauction.com

816.781.1134
www.CatesAuction.com

NO RESERVE LAND AUCTION

137 Acres m/l Offered in 2 Tracts

Great Investment Opportunity! Perfect for Homesite, Hunting and Recreation. Sells to the Highest Bidder Regardless of Price!

Tract 1 73 Acres m/l

14522 Salem Road
Excelsior Springs, MO 64024

Enjoy the peaceful country living or a place to enjoy hunting, recreation, nature, wildlife, etc. on this private heavily wooded wonderland.

- Close to the City
- Paved Road Frontage on Salem Rd.
- Located in Unincorporated Clay County
- A 10' water line easement will be granted over Tract 2 to Tract 1
- Access to water will be per city requirements.
- Excelsior Springs School District
- Perfect for Homesite, Hunting/ Recreation, etc.
- Great Investment Opportunity.
- No Reserve!

Tract 2 63 Acres m/l

331 Persimmon Drive
Excelsior Springs, MO 64024

Private wooded acreage with some pasture that offers a place to build your dream home, enjoy hunting, recreation, nature, wildlife & more.

- Close to the City
- Paved Frontage on Persimmon Dr.
- Part Located in City/County
- Utilities Available on Persimmon Dr.
- A 10' water line easement will be granted over Tract 2 to Tract 1
- Excelsior Springs School District
- Perfect for Homesite, Hunting/ Recreation, etc.
- Great Investment Opportunity
- No Reserve!



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11:00 to 1:00 p.m.

★ **An auction representative will be onsite at Tract 2.**
(331 Persimmon Dr.)

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, Visa or Discover) 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: All bidding in this auction is being conducted online. (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 can enter their bid at the next bid increment or enter a "maximum" bid and click the "Place Bid" button. If using the "maximum" bid feature, each time that bidder is outbid by another bidder, the system will automatically place a bid on their behalf at the established bid increments up to their maximum bid. The Auctioneer does not know any bidder's maximum 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%) 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 High Bidder will receive an email and/or phone call confirming his or her high bid status. In this or a subsequent email the High 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. 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 auction day. A High Bidder whose documents and deposit are not received within the required time frame 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 confirmation, unless advertised otherwise. 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 High Bidder shall be required to make an earnest money down payment equal to ten percent (10%) of the total purchase price. This deposit must be received by wire transfer (or by certified funds), by close of business auction day. High 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 High 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).

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: 2019 taxes are to be prorated as of the closing date.

Easements & 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 & 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, dimensions and property lines 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. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve (if applicable). 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.



MO Auction
License #2179



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