

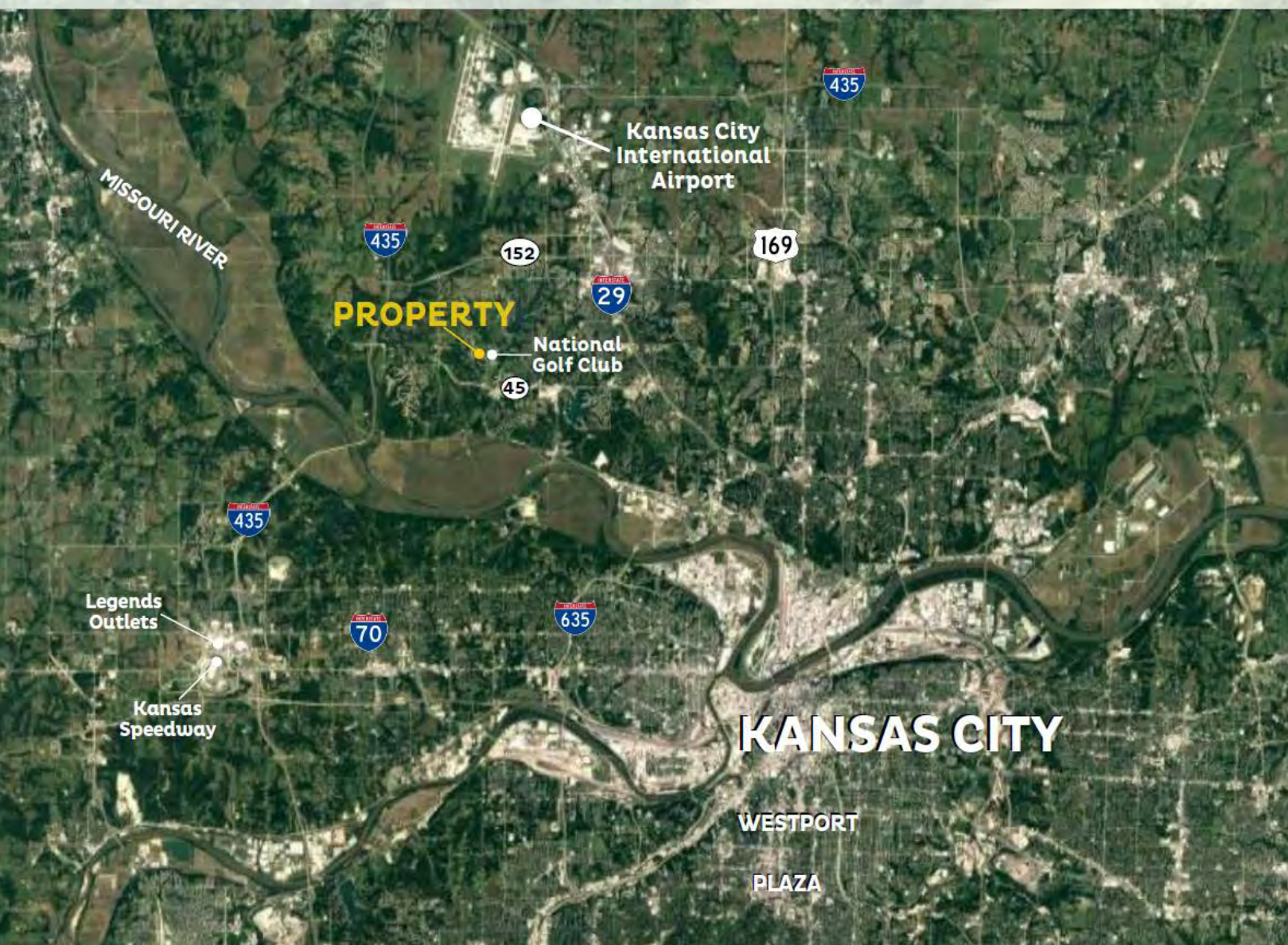


R|S
RUPP|STEVEN
 ReeceNichols Auctions

AUCTION
 11900 NW Crooked Rd, Kansas City, MO 64152

36.64 Acre Estate Near The National Golf Club

**DEVELOPMENT AND HOME SITE POTENTIAL
 4 BEDROOM HOME - 2 OUTBUILDINGS - PASTURE
 HUNTING OPPORTUNITIES - TIMBER - SCENIC VIEWS**



Terms: The property is selling in a "Where Is, As Is" condition without any warranties of any kind. Sale is subject to seller confirmation with closing within 45 days. The successful bidder will be required to deposit \$100,000.00 as earnest money the day of the sale. There is a 10% buyer's premium that will be added to the final bid price. Bidding is open and closes on Friday, August 26th @ 12:00pm. Bidding will remain open until 2 minutes have passed without receiving an acceptable bid. Broker will offer to a participating broker 3% of Broker's 10% at closing provided their client is the successful bidder. All information contained in this Brochure was obtained from sources believed to be correct but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this Brochure are approximate and may not be to scale.



Online Only Bidding - Ends Friday, August 26th @ 12:00pm



ReeceNichols
 AUCTIONS
 An Independently Owned and Operated Member of ReeceNichols Alliance



Jake Steven, ALC
 316.708.5960
 jake@reecenichols.com

Visit: www.ReeceNicholsAuction.com

PREMIUM ESTATE NEXT TO THE NATIONAL GOLF CLUB IN KANSAS CITY, MO

Total Acreage: 36.64 +/- Acres

County: Platte

Schools: Park Hill School District

Legal: Long legal, contact agent

Taxes: \$3,288.34

Home Details:

Total SF: 5,460 +/- SF

Main Floor: 2,730 +/- SF

Basement: 2,730 +/- SF - Unfinished

Bedrooms: 4

Baths: 2

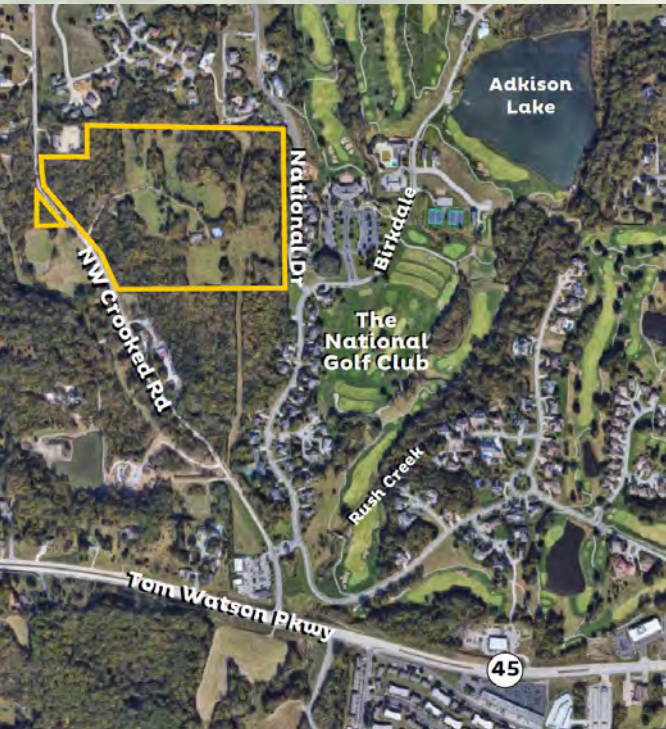
Built: 1968

Utilities:

- Gas
- Central HVAC
- Septic
- Public Water

Terms:

- Subject to Seller Confirmation
- 10% Buyer's Premium
- \$100,000.00 Earnest Money
- Where is, As is condition
- Closing within 45 days



ReeceNichols
AUCTIONS
An Independently Owned and Operated Member of ReeceNichols Alliance



Jake Steven, ALC
316.708.5960
jake@reecenichols.com

Online Bidding Only
Visit: www.ReeceNicholsAuction.com