**SEALED BID LAND AUCTION**

**197 ACRES – DAVIESS COUNTY MO**

**Sections 16, 17 & 21 T59 R27**

**AUCTION COMPANY: United Country – The O’Connor Agency**

 **1309 N Walnut Street, Suite A**

 **PO Box 286**

 **Cameron MO 64429**

 **Phone: 816-632-3721**

 **Agent/Auctioneer: Bruce Witt, Cell 816-617-9488**

**TITLE COMPANY: Cameron Title Company**

 **123 West 3rd St**

 **Cameron MO 64429**

 **Phone: 816-632-6689**

 **Contact: Lisa McCartney**

**BID OPEN DATE: November 10, 2022 9 a.m.**

**BID CLOSE DATE: December 21, 2022 12:00 p.m. (Noon)**

**SALE CLOSING DATE: On or Before January 10, 2023 (at Cameron Title Co)**

**SEALED BID PROCEDURE**

**\*Total Acres & Legal Description determined by Survey.**

**\*Bids will be based on a Per Acre Price X Surveyed Acres.**

**\*Bids are to be written and contain the following:**

1. **The Total Price Per Acre of the Bid**
2. **Name, Address & Phone Number of the Bidder**
3. **A $10,000 Earnest Money Check made payable to Cameron Title Company**
4. **All Bids are to be delivered to United Country – The O’Connor Agency prior to 12:00 p.m. (Noon) on 12/21/2022. Mailing Address is PO Box 286, Cameron, MO 64429. Physical Address is 1309 N Walnut Street, Suite A, Cameron MO.**
5. **Upon the closing of Bids, Seller reserves the right to:**

**Accept the Highest Bidder or Reject All Bids. If all bids are rejected, the Seller reserves the right to invite any or all Bidders to attend a live open auction with transparent bidding. The Seller reserves the right to accept the Highest Bid or Reject All.**

**Upon Acceptance of the Highest Bid by the Seller, buyer agrees to enter into a Standardized Approved Missouri Real Estate Contract within 24 hours of notification of their Bid being accepted. Upon signing by the Buyer and the Seller, the Contract and Buyers $10,000 Earnest Money Check will be delivered to Cameron Title Co. All other Earnest Money Checks will be marked VOID and returned to senders.**