



Kansas City
Auction and Realty

2820 NW Barry Rd, Kansas City, MO, 64154

Shawn Terrel • 877-318-0438 • AuctionKansasCity.com



Save the Date
LIVE REAL ESTATE
AUCTION
LIVING ESTATE SETTLEMENT
120± Acres • Executive Home
25± Acre Lake • 2 Tracts
THURS, NOV 19 • 11 AM
13802 E 195th St, Peculiar, MO 64078

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120± Acres • Executive Home
25± Acre Lake • 2 Tracts
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AUCTION INSPECTIONS:
Sat, Nov 7 • 2-4 PM & Thurs, Nov 12 • 4-6 PM
or by appointment only



AUCTION TERMS: 1. **Buyer's Premium:** A 12% buyer's premium will be added to the winning bid price to determine total contract price. The title holder must confirm acceptance of final bid price; which will be determined immediately. 2. **Registration:** Beginning 9 AM November 19th. A cashier's check in the amount of \$25,000.00 made payable to the bidder will be required to bid. 3. **Closing & Payment:** November 19th the high bidder must pay 10% of the total contract price to the title company; which is non-refundable. Balance to be paid at closing within 30 days. Buyer must sign a non-contingency contract to close within 30 days of the auction date. 4. **Disclaimer:** Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser &/or purchaser's agent/broker shall bear the responsibility to confirm all calculations prior to the sale. Not available to residents of any state in which this real estate is not in compliance with the real estate laws of that state. All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. 5. **Cooperating Broker participation offered.** Please contact the auction company to register your client and receive the terms. 6. **Property Preview:** An auction representative will be available Saturday, November 7, 2pm-4pm and Thursday, November 12, 4pm-6pm; or by appointment.

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bigInk Real Estate
& Auction Services

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The owner of this executive home, Mr. Harmon, has made the decision to move into a retirement community and has commissioned United Country to sell his incredible executive home, land, furniture and equipment. This executive home sits on 120± acres complete with a 25± acre lake and was built with a luxury lifestyle in mind.

From the minute you approach the property and enter the circle drive, a feeling of rural elegance and prestige becomes apparent. Mr. Harmon spared no expense in building this estate dream home. From custom oak trim and cabinetry throughout the home, to elegant features such as a luxurious master bath and massive walk-in closet, this home was created with the executive in mind.

- Open floor space plan incorporates a beautiful dining area & large living room
- Private office area with custom library shelves
- Large kitchen professionally equipped with Wolf double ovens & electric cooktop, and a Sub-Zero refrigerator freezer
- Lower level has a large family room, two bedrooms with private bath & a guest bath
- Beautiful landscaped yard
- Boat house with two boat slips & boat lifts in each slip
- 40x60 custom built shop & office building
- Rural land suitable for grazing livestock & hay fields



United Country
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PERSONAL PROPERTY AUCTION

Executive/Luxury home furnishings, John Deere power equipment & estate items will be sold to the highest bidder in an online-only absolute auction!

BID ONLINE!

**Mon, Nov 16th @ AM (CST) thru
Tues, Dec 8th @ 4 PM (CST)**



Executive Home Furniture • Antiques • Art • Crystal • Cut Glass • Figurines • Curio Cabinets • Lamps • Baby Grand Piano
Silver • Chests • Beautiful Dining Room Set • John Deere 5420 Tractor, excellent condition • John Deere 717A ZTR Mower
3-pt Equip. • Shop Equip • Jet Ski • Paddle Boat • Much more *(15% buyer's premium applies.)*



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