

ABSOLUTE REAL ESTATE

Alvin & Emma Borntrager

Saturday, June 24th, 10am SHARP

**United
Country**
Auction Services
Upcoming Auction

**491 NW 1st Ln,
Lamar MO 64759**

Directions: North of Lamar 6 Miles on 71 Hwy to Irwin Exit, turn west on V hwy, then immediately South on the Outer Road (NW 1st Ln). 1 mile to property.

417-876-7050



Home on 5 Acres



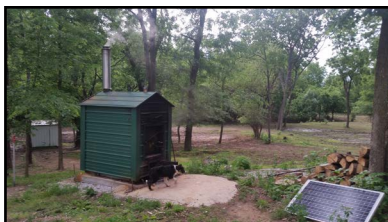
REAL ESTATE

Maintenance Free Vinyl Siding and Metal Roof covers this 2 bedroom, 1 bath home sitting on 5 acres (Outside of Town!). Located in the Lamar School District yet 6 miles outside of town near the Irwin Exit. Home has 2 out buildings and a outside burning wood stove. Propane, Rural Water, and Rural Electric.

FARM RELATED ITEM:

13 horsepower 3600 PSI Honda pressure washer, Craftsman table saw, 5 horsepower diesel engine - changfa model r170b, 1x6 and 1x8 Walnut Lumber, 18 horsepower electric start changfa diesel engine, 325 gallon propane tank, 1000 lb livestock feeder, cattle panels, ussc wood stove, miscellaneous dishware

Property Will Sell To Highest Bidder!!



1. This is an ABSOLUTE AUCTION. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.
2. Property is sold "AS IS - WHERE IS"
3. Buyer must conduct their own inspections at their own expense prior to bidding at the auction.
4. Buyer and Sellers will enter into a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for a 10% down payment in the form of a personal or corporate check, cashier's check with the balance of the purchase price due, in certified funds, to close on or before 30 days of sale. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction.
5. Not responsible for accidents.
6. Statements made day of sale take precedence over written material.

QUICK SALE. Don't Be Late

United Country Tri County Realty & Auction

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Col. Jesse Coleman—Auctioneer

Cell- 417-876-7050

Full sale bill online: SouthWestMoRealEstate.com

