

ABSOLUTE AUCTION

120 X 150 Commercial Development Lot
308 W Hwy 40, Sweet Springs, MO



I-70 Visibility with 27,000+ CPD
City Water, Sewer & Electric Available

Auction Date: September 28th at 10:30 am

Onsite at the Property - 308 W Hwy 40, Sweet Springs, MO

Seller: Waldo F Mottaz Trust

United Country Missouri Land & Home

3600 I-70 Dr. SE, Ste. A, Columbia, MO 65201

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Brett Sayre, Sales Associate - 573-881-1876



TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Friday, September 28th, 2018. Auction location will be at the property, 308 W Hwy 40, Sweet Springs, MO. At 10:30 AM, the property will be offered as one tract and will sell Absolute, with NO Reserve. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Missouri Land & Home and/or the auctioneers. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. The Auctioneer reserves the right to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. The Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Sellers. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final and absolute without liability to any party. Each bid shall constitute an offer to purchase, and the final bid, shall constitute a binding contract between the Buyer and Sellers.

Acreage: The lot dimensions listed in this brochure are taken from the county records. Property will be sold per lot.

Down Payment: 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, on or before the date of closing. 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. Escrow payments will be made payable to Truman Title, Inc., 31 N Lafayette, Marshall, Missouri.

Approval of Bids: Seller is serious about selling this property at auction and is selling ABSOLUTE with no reserve! Each bid shall constitute an offer to purchase, and the final bid, if accepted by the seller, shall constitute a binding contract between the Buyer and the Sellers. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

Deed and Evidence of Title: Seller will furnish title insurance in the amount of the selling price and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). Customary closing fees will apply to both Seller's and Buyer's transactions. Informational title commitments reflecting the public record will be made available for potential buyer for review on day of auction or, by request, earlier.

Easements: The property is being sold subject to all easements, covenants, conditions, zoning and any other existing matters.

Closing: Property will close the 29th of November, 2018 at Truman Title, Inc., 31 N Lafayette, Marshall, MO.

Possession: Possession shall be delivered at closing.

Real Estate Taxes: The 2018 Property Taxes shall be prorated to date of closing.

Property Inspections: Viewing times can be arranged with United Country Missouri Land & Home. Property is sold "**AS IS - WHERE IS**" and Buyer should take time to examine this property thoroughly and rely on their own judgment. The only guarantee from the Seller is a valid, good and marketable title to the property. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. Auctioneers, United Country Missouri Land & Home or its agents are not responsible for any representation made by Sellers or their employees and are not responsible for accidents on the sale property should any occur.

Agency: United Country Missouri Land & Home and/or the Auctioneers represent the Seller only.

Disclaimer: Announcements made by United Country Missouri Land & Home and/or their auctioneers during the time of the sale take precedence over any previously printed materials or any other oral statements made. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Neither the Seller nor United Country Missouri Land & Home or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty.



**Missouri
Land & Home**