

ABSOLUTE AUCTION!

On Behalf of Sandra Stamm
Saturday, September 22nd, 10 AM



**American Heartland
Real Estate & Auctions**

**302 E. Third St.
Lowry City, MO 64763**

Directions: From Hwy 13 in Lowry City, turn west on 3rd St by Dollar General, go west ~ 6 Blocks to Burdette St, property on north.

Upcoming Auction

417-876-7050



LAUNDROMAT / CAR WASH

Up and running turn-key business. 2 bay car wash, vacuum, and Laundromat. 600 sq ft wash/dry room with additional bathroom and office. Commercial hot water heaters and heated pressure car wash. Located on Third St in Lowry City.

COIN/ OFFICE

6 slot soda/vending machine, bill changer, estate top freeze refrigerator, desk, laundry carts, clothes folding table, chairs, commercial fans

1000 gal propane tank

WASHERS / DRYERS

Dexter commercial washer 600 series maxi load coin operated, 6- huebsch commercial gas dryers coin operated, 10- speed queen commercial washer coin operated, 3 -huebsch commercial washers coin operated, 2- whirlpool commercial washers coin operated, 3- Kenmore commercial washers coin operated

*** Business open during regular business hours, stop by for your own personal inspections anytime***



1. The successful bidder must enter into a purchase agreement the day of auction, immediately following the conclusion of the bidding.
2. Buyer must conduct their own inspections at their own expense prior to bidding at the auction.
3. Buyer and Seller will enter into a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for 10% down payment in the form of a personal or corporate check or cashier's check with the balance of the purchase price due, in certified funds, to close on or before 30 days of the 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.
4. The owner nor the agency is responsible for accidents.
5. Statements made the day of sale take precedence over written material.
6. Seller will furnish marketable title; buyer has option of purchasing title insurance. Taxes of \$520.85 will be pro-rated at closing. Escrow and closing to be held at Osceola Abstract and Title Co.



Ryan Hubbard

United Country American Heartland Real Estate

504 E. Hwy 54, El Dorado Springs, MO - 417-876-2699

Ryan Hubbard — Broker — 417-296-4572

Col. Jesse Coleman — Auctioneer — 417-876-7050

Full sale bill online: ucLandandHome.com



Jesse Coleman