

TERMS AND CONDITIONS OF AUCTION

1. Online Only Auction (ie Internet Auction) - The auction and the bidding shall be opened on Wednesday, June 1, 2016 at 12 pm (noon) CDT and bidding shall begin closing on Thursday, June 16, 2016 at 7 pm CDT. Bid at www.MissouriLandAndHome.com. Seller is serious about selling this property at this auction, but does reserve the right to accept or reject the final bid on this property.
2. It is recommended to all bidders to inspect the property prior to placing any bids in the auction. Property inspections are the responsibility of the bidders. Informational title work is available online.
3. By participating in this auction, bidders hereby agree that their bid shall **NOT BE SUBJECT** to the bidders ability to obtain financing. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property. Financing is **NOT** a contingency in the purchase agreement.
4. Buyer's Premium - **5% Buyer's Premium** shall be added to the final bid price placed online which will determine the Total Contract Sales Price for which they are obligated to pay for the property.
5. Winning bidder hereby agrees to enter into a Contract to Purchase the property within 24 hours of being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email or fax a Contract to Purchase the property. A signed copy of the contract must be received by United Country Missouri Land & Home within 24 hours of the end of the auction.
6. An escrow deposit of **Ten Percent (10%)** of the total contract purchase price (which includes the buyer's premium) must be received by Preferred Land Title within 48 hours of the close of the auction. Acceptable forms of payment include cashier's check, personal or corporate check or wire transfer. The balance will be due in full at closing.
7. Closing shall be on or by Monday, July 15, 2016, at Preferred Land Title, 1517 Chapel Hill Rd #200, Columbia, MO. Out of area buyers will be afforded the opportunity to close via email, mail and wire transfer of certified funds.
8. Title Insurance in the full amount of the purchase price will be provided by the seller. 2016 Real Estate Taxes will be prorated to the date of closing.
9. Under no circumstances shall Bidder have any kind of claim against United Country Missouri Land & Home, or anyone else if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company.
10. All information provided 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. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is -Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The property is being sold subject to all easements, covenants, conditions, zoning and any other existing matters.

5% Buyer's Premium + Bid Price = Purchase Price

House & Shop with 13.84 ac m/l

ONLINE ONLY REAL ESTATE AUCTION!

2151 Co Rd 228, Fulton, MO 65251

864 SF Home near Little Dixie Lake in Millersburg



5%
Buyer's
Premium



Missouri
Land & Home

Bidding Opens June 1st at noon (12 pm) CDT
and Closes on June 16th at 27pm CDT

Viewing Day June 4th from 11 am to 1 pm

Sellers: Donald Harby and Denee Brown

Presented by:

United Country Missouri Land & Home

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

Phone: 573-474-8205 Toll Free: 800-895-4430

Fax: 573-474-8212

BID ONLINE at: www.MissouriLandAndHome.com

Marty Canterbury, Sales Associate - 573-220-4303

Kurt Hollenberg, Broker/Owner, 573-220-6155



Open House
June 4th
11 am to 1 pm

13.84 wooded acres for hunting, development or just plain old peace and quiet is just 15 minutes east of Columbia in Millersburg.

This property has a nice, simple ranch style home with a 40 X 60 shop with heat, air and concrete throughout. Located just right across the eastern Boone county line in Callaway county, it's approximately 30 minutes from the University of Missouri campus.

This is the perfect location to be able to take advantage of the wonderful opportunities Columbia has to offer. Shopping, restaurants, jobs, numerous college campuses with the relaxed country living just a short commute away.

Bidding opens June 1st at noon CDT and closes on June 16th at 7 pm CDT at www.MissouriLandAndHome.com

Viewing day to be held on Saturday, June 4th from 11 am to 1 pm.



House Information

Fulton School District, Callaway County Zoning, Full Unfinished Basement

864 SF Finished Space and 864 SF Unfinished Space

Room Dimensions

Master Bedroom - 11 X 12

Bedroom #2 - 9 X 12

Full Bath - 6 X 9

Eat-In Kitchen - 12 X 15

Living Room - 12 X 18

Basement Utility

Siding - Wood

Roof - Asphalt Shingles

Porch - 12 X 24

Flooring - Hardwood

Heat - Propane

Cooling - Central Air

Rural Water

Septic and Lagoon



Shop Details

40 X 60

Concrete Floors

Heating

Air Conditioning

