



Pine Haven Estate AUCTION

FRIDAY, JUNE 26, 2015 AT 1:00 P.M.

HISTORIC 52-ACRE COUNTRY ESTATE
Antiques, Furniture, Household Items, Tools & Vehicles Sell Online!



Gorgeous 52-acre country setting with historic 2-story, 5 bedroom home, guest cabin, 1909 stables, outbuildings, lake, ponds, creek, trees, fenced pastures and more!
First time to market since homesteaded.

19001 Plattsburg Road, Holt, Missouri 64048

SINCE 1942
CATES AUCTION
REAL ESTATE COMPANY



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Celebrating 70 Years!
816-781-1134

THE HISTORY

"Pine Haven" was built in 1918 at a cost of \$30,000. (The average cost of a home in the U.S. at that time was \$4,821, with average family income at \$1,518.) Woodrow Wilson was president and a first class stamp cost 3 cents. (Those needing more immediate communication turned to the telegraph.) World War I was coming to a close and the flu pandemic, which would take more lives than the war, was spreading rapidly. Women still didn't have a right to vote in all states.



Against this backdrop, Mr. David M. Bevins, II, undertook the building of Pine Haven on land originally owned by his grandfather. He razed a dilapidated brick Antebellum house which stood on the site. (The original house had played host to Jesse James on numerous occasions.) David's sister, Ruby, named the estate for the two Civil War pines that stood at the home's entrance until disease took them in recent years. Original blueprints of the home still exist.

The home's current owner married Mr. Bevins in 1963. She has diligently managed the estate and lovingly cared for the home ever since. It has been modernized and expanded over the years with features and additional outbuildings added along the way. Now, for the first time in history, it is available for sale and ready for the next chapter of history to be written.



Main Floor

FAMILY ROOM: LIVING ROOM: (14x24) Through the main front door lies the heart of the home with original wood floors, wood burning fireplace, base and crown moldings. Center chandelier with two ceiling fans. Central access to formal sunroom, dining room, butler pantry, parlor/bedroom, and stairs to the upper level.

DINING ROOM: (15x15) Original hardwood floors, crown and base molding, windows looking out to rear of the property, French doors to living room and formal sunroom. Access to kitchen through breakfast nook/butler pantry.

BREAKFAST NOOK/BUTLER PANTRY: Perfect nook area for a cup of coffee or quick bit to eat. Original L-shaped built-in china hutch and storage. Situated between the dining room and kitchen with access to living room and basement stairs.

FORMAL SUN ROOM: (12x21) The secondary entrance to the home (south elevation) leads to the main level sun room which features three walls of newer windows, French doors to dining room and living room, center medallion with crystal luster chandelier, hardwood floor.

PARLOR/BEDROOM: (11x12) Private main floor room with large window overlooks front lawn of the estate. Has primarily served as a main floor bedroom with the convenience of an adjoining bath. Three wall sconces and access to living room and great room.

BATHROOM: Half bath, single vanity. Accessed from parlor/bedroom and kitchen. Updated in 2013.

GREAT ROOM: (34x34) This north wing was added in 1986 and later enclosed to provide substantial flex space for living and entertaining. Light-filled space walks out to front patio and rear deck. Four ceiling fans with medallions plus wiring for center fixture. Note: The size and location of this room provide a variety of workable options for expanding the kitchen and/or adding bath, closets, storage, etc.

KITCHEN: Incorporates an informal dining room with dual deck access, ceiling fan and large bay window overlooking rear of property. Newer tile and all newer appliances including Whirlpool smooth-top range with microwave hood, GE dishwasher (small), Whirlpool side-by-side refrigerator with in-door ice/water dispensers. Center medallion with original brass fixture. Access to bath, back stairs and decks. Note: The kitchen could be expanded without disturbing the original floor plan by capturing space from the great room.

DECK: Huge multi-level Trex-style "Choice Dek" deck was added in 2004 and spans the entire east side of the home. Tremendous space for entertaining large groups and lavish outdoor living. Reinforced and wired area for future hot tub.



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Upper Floor

BEDROOM 1: (15x21) Two large windows overlook the front of the estate. Walks out to rooftop deck. Sconce lighting and ceiling fan. Crown and base molding. Located on the NW corner.

BEDROOM 2: (15x15) Windows overlooking front and south side of the estate. Built-in bed canopy and window dressings. Sconce lighting. Crown and base moldings. Lovely glass paned door leads to the upper sunroom. Located on the SW corner.

UPPER SUN ROOM: (12x19) A cheery room on the south end of the home with 16 individual double hung windows (newer) on three walls. Crown and base moldings. Hardwood floor. Accessed from bedrooms 2 and 3.

BEDROOM 3: (12x13) Windows overlooking the south and rear of the estate. Ceiling fan and brand new carpet over hardwood. Direct access to the upper sun room. Located on the SE corner.

BATHROOM: Large single vanity, tub/shower combo. Brand new carpet.

Bedroom 4: (12x12) Windows on east and north walls. Crown and base moldings, ceiling fan, brand new carpet over hardwoods. Located on the NE corner.

LANDING: Two closets, one with built-in bureau. Center medallion with chandelier.

Rooftop Deck: Approximately 1,100 square feet of outdoor living space with open views to the west, north and east. Accessed from bedroom 1 and from exterior iron spiral staircase.



Basement

ENTERTAINING SPACES: Multiple lounges and conversation areas, finished and ready to party!

PARTY ROOM: 900sf restaurant-style party room with 10 booths, 16x10 center dance floor, bandstand, bar (seating for 8), sconce lighting and adjacent kitchen. Endless possibilities!

KITCHEN: Double sink, gas range/oven, corner dining area

CONVERTED GARAGE: Wet bar area with free-standing vinyl padded bar. Could continue to be used for entertaining or converted for use as single-car attached, covered garage.

CARPORIT: Under deck. Walks in to basement.

STORAGE ROOMS: Mechanical, utility and storage areas. Washer and dryer hookups.

BATHROOM: 3/4 bath with shower enclosure

HVAC: Replaced in 2013



3 EASY WAYS TO BUY!

1. MAKE AN OFFER IN ADVANCE

Call 816.781.1134 for details.
Subject to auction terms.

2. BID LIVE ONLINE

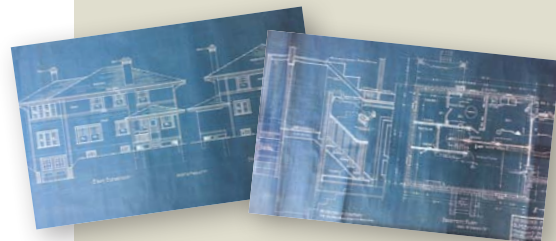
Advance registration required.
www.CatesAuction.com

3. BID LIVE ONSITE

Registration opens at noon.
See terms for requirements.

PROPERTY FEATURES:

- Built in 1918
- 4-5 bedrooms; 2.5 bathrooms
- Approx 3,385 sq. ft. +/-
- New carpet (2015) in two upper bedrooms and bath
- New septic system (2014)
- Newer HVAC (2013)
- Newer kitchen appliances & tile (2013)
- Newer "ChoiceDek" deck (2007)
- 40-year Timberline roof (1996)
- Original hardwood floors in bedrooms, dining, living and sun rooms
- Front and back staircases
- Finished basement
- Kearney schools
- Unincorporated Clay county
- Taxes: \$3,864 (2014)
- One year home warranty included!



View photos, aerials, survey, blueprints and other documents at www.CatesAuction.com.

AUCTIONEER'S NOTE

Longtime Cates family friends, Lorraine and Roger Goodway have made the tough decision to downsize from their beloved Pine Haven Estate. We are honored to bring this astounding property to market for the very first time in its 97-year history. History and gracious country living come together in this wonderful blending of a gorgeous (updated) historic home and 52 picturesque acres. All this plus a perfect Clay county location just minutes from Smithville lake in the Kearney school district. Be sure to read about the history of the home and explore the estate for yourself at open house event. Then come bid your price on June 26th!

Jeff Cates
President and Chief Auctioneer



THE LAND

Beyond the historic stone pillars and gated entry lies 52 acres of gracious country living. The quintessential tree-lined drive leads past the sprawling front lawn of the home and into the pastoral setting surrounding it. The picturesque estate features woods, stocked lake (1.25 ac), pond (.75 ac), creek and fenced pasture. In addition to native wildlife, the land has been home to cattle, hogs, and a variety of crops over the years.



THE OUTBUILDINGS

1. **WOOD BARN/STABLES (1909):** 11 horse stalls, tack room, 3 storage rooms, feed room, lounge in loafing shed. Electricity.
2. **METAL OUTBUILDING:** 18x11 Double door entry, carpeted floor, dual loft storage areas. Electricity.
3. **KENNEL:** 13x11 Heated & cooled.
4. **GUEST HOUSE:** 22x19 Living room, kitchen w/beamed ceiling, bedroom, 3/4 bath, gas stove, columned front porch.
5. **METAL OUTBUILDING (2009):** 23x39 Double carport in center with garages (1 concrete; 1 gravel) on either side. Electricity.
6. **RED METAL BARN:** 42x60 Two finished rooms, oversized garage-shop w/concrete floor, garage w/gravel floor, four double stalls. Electricity and water. Window A/C.



AUCTION DATE:

Bid Live Onsite and Online!

Friday, June 26, 2015 at 1:00 p.m.

PROPERTY LOCATION:

★ 19001 Plattsburg Road
Holt, Missouri 64048

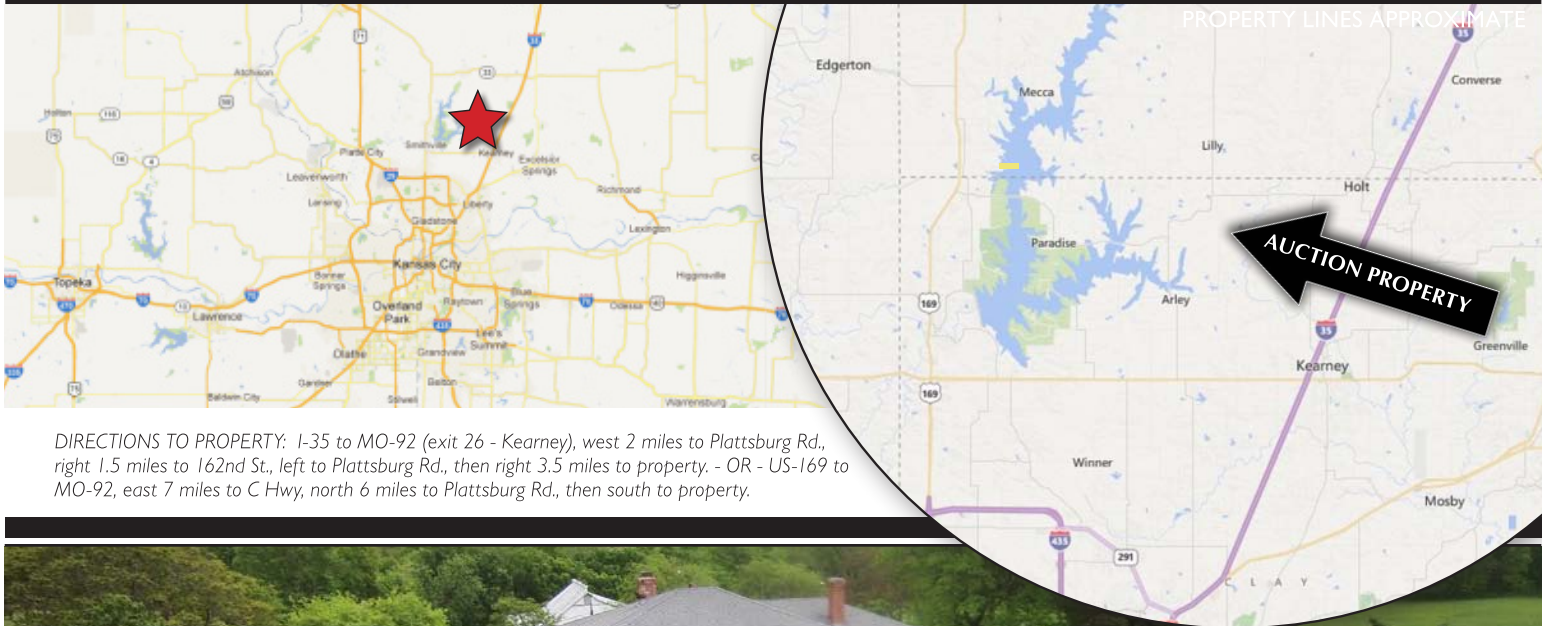
OPEN HOUSE EVENTS:

Sunday, June 7th from 2-4 p.m.

Sunday, June 14th from 2-4 p.m.

Sunday, June 21st from 2-4 p.m.

An agent/auction representative will be onsite during Open House periods to provide Property Information Packages and answer questions.



DIRECTIONS TO PROPERTY: I-35 to MO-92 (exit 26 - Kearney), west 2 miles to Plattsburg Rd., right 1.5 miles to 162nd St., left to Plattsburg Rd., then right 3.5 miles to property. - OR - US-169 to MO-92, east 7 miles to C Hwy, north 6 miles to Plattsburg Rd., then south to property.



AUCTION TERMS AND CONDITIONS

REGISTRATION: Onsite bidder registration will begin one hour before the auction. Online bidder registration is open now. All bidders must provide a valid driver's license and current address. Online bidders must also provide a credit card to register. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

DOWN PAYMENT: The successful bidder(s) shall be required to make a 5% non-refundable down payment of the total purchase price immediately following the close of bidding. Cash, cashier's check or personal/business check will be accepted from onsite bidders. Bank wire will be required from phone bidders.

FINANCING: Financing is not a contingency of sale in this offering. Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction.

CONTRACT SIGNING: The successful bidder(s) shall execute a purchase agreement immediately following the close of bidding. Winning phone bidders will be sent the real estate sale contract to sign via DocuSign/email. All final bid prices are subject to Seller approval, unless announced otherwise.

CLOSING: Buyer(s) shall close within 30 days of the auction date. Possession will be delivered at closing subject to any remaining rights of the current tenant(s), if applicable.

EVIDENCE OF TITLE: Seller shall furnish at seller's expense an Owner's Policy of Title Insurance in the amount of the total purchase price and shall execute a general warranty deed conveying the real estate to the buyer(s).

REAL ESTATE TAXES & ASSESSMENTS: 2015 taxes are to be prorated as of the closing date.

EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record and any and all leases.

AGENCY: Cates Auction & Realty Co., Inc. and its representatives are Exclusive Agents of the Seller.

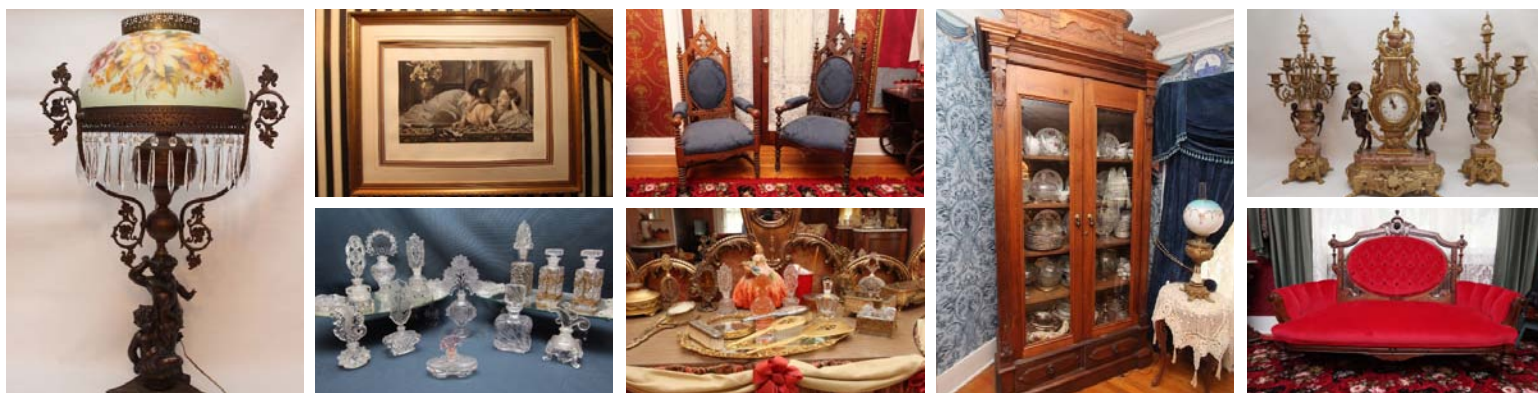
BUYER'S PREMIUM: A buyer's premium of ten percent (10%) shall be added to the high bid and included in the total purchase price to be paid by the successful bidder(s).

BROKER PARTICIPATION: A commission will be paid to any properly licensed Broker who registers a successful buyer according to the appropriate Broker Participation Agreement. This form is available from the Auction Company and must be completed and returned no later than 48 hours prior to the auction.

DISCLAIMERS AND ABSENCE OF WARRANTIES: The information in the auction advertising was obtained from sources believed to be accurate, but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors or omissions is assumed by the Seller or the auction company. All bidders are responsible for conducting their own inspections, investigations, inquiries and due diligence concerning the property. The property is being offered on an "AS IS", "WHERE IS" basis and no warranty or representations, expressed or implied, is made by the Seller or the auction company. All announcements made by the Auctioneer during the auction take precedence over any previously printed material or any other oral statements made. All information contained in the advertising and all related materials are subject to the terms and conditions outlined in the purchase agreement. Advertising may contain pictures of wildlife and other items that are for illustrative purposes only. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve (if applicable). The Property is available for and subject to sale prior to auction.

PERSONAL PROPERTY SELLS ONLINE WITH NO RESERVE!

This incredible collection will be open for online bidding on or before 6/12/15.



Exceptional 50 year collection of American & European antique furniture, Emerson Cottage Style grand piano, oil & electrified Gone with the Wind & hanging lamps, sizable art glass perfume bottle & French Cordey porcelain collections, large & small statuary, cut, crystal, & cut-to-clear glass. RS Prussia, Bavaria & German porcelain bowls, plate & vases. Plus 2001 Mercedes SSK Replica by FiberFab International, 2001 Chevrolet G3500 Van Express, Ford 3600 tractor, brush hog & blade, Craftsman zero turn mower, Suzuki 400 quad runner, trailers, equestrian tack & shop tools. Also included 1960's Rock O La jukebox, artwork & a lifetime's worth U-Control & remote model airplanes including Cox Thimble Drome, child's steam engine, thresher & tractor model kits, plus repair & control parts, tools and much more!

Day 1: Mercedes, Antiques, Collectibles, Decor and more!

Online Bidding Ends: Friday, June 26th at 8:00 p.m.

2001 Mercedes SSK Replica by FiberFab International (1,700 miles), fantastic array of mid 1800's & early 1900's walnut, cherry & oak furniture including Victoria high back bed, upholstered parlor settee sets, exceptional mid 1800's American Gothic Revival cathedral back side chairs, burlled walnut dining table-seat from 4-20, tuft-back settees & couches, buffets & servers, French provincial serpentine front cherry or walnut chest of drawers, dressing table & dresser w/mirror, walnut & oak roll top desks, pier & wall mirrors, marble top dressers & wash stands, chairs, bookcases & more. Also oil & electrified Gone with the Wind & hanging lamps, crystal chandeliers, sizable art glass perfume bottle & French Corday porcelain collections, cut, crystal, & cut-to-clear glass. RS Prussia, Bavaria & German porcelain bowls, plate & vases. Also included 1960's Rock-Ola jukebox, framed artwork, bar & kitchenware, household items & small appliances.

Day 2: Van, Lawn Equipment, Tools, Trailers, Boat and more!

Online Bidding Ends: Saturday, June 27th at 8:00 p.m.

2001 Chevrolet G3500 Van Express, Ford 3600 tractor, brush hog & blade, pontoon boat, Craftsman zero turn mower, Suzuki 400 quad runner-automatic, single axle trailers (2), gas power washer, carpenter & shop tools. Large assortment of concrete statuary & fountains, equestrian tack, lawn & garden tools, Maytag 2-cycle 'Hit Miss' wringer washer gas engine, a life time's worth of U-Control & remote model airplanes including Cox Thimble Drome-many kits still in boxes, child's steam engine, thresher & tractor model kits, plus repair & control parts, tools, feeder troughs, barrels and much more.



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EXCEPTIONAL 50 YEAR COLLECTION!

See www.CatesAuction.com for pictures and more details.



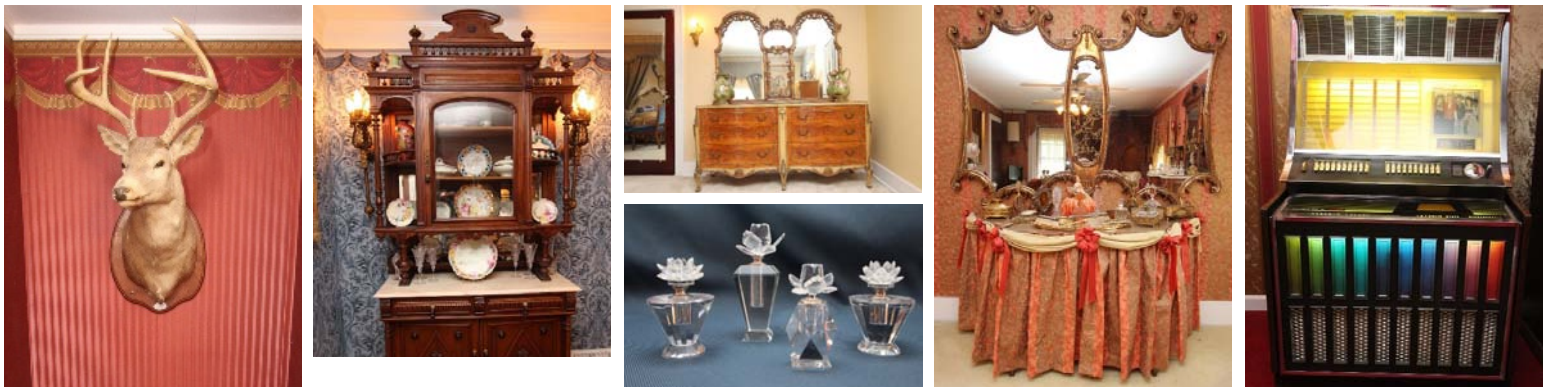
Previews: Sundays, June 7th, 14th and 21st from 2-4p.m. (coincides with Real Estate open house)

Item Pick Up Date: Sunday, June 28th from 9:00 a.m. to 4:00 p.m. Bring paid receipt and photo ID. No loading assistance or packaging materials will be available and this is the only time items may be picked up.

Preview & Pick Up Location: 19001 Plattsburg Road, Holt, Missouri 64048

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Special Note: All bidding is online only. Shipping service may be available for select items in this sale. We want everybody to get a great buy and be satisfied with their purchases. Please read the complete terms and conditions online prior to bidding. Thank you!



PERSONAL PROPERTY TERMS AND CONDITIONS: You must register online to participate in the auction. By bidding you are agreeing to be bound by the auction terms listed herein. All items are sold "as is", "where is", without warranty. All property is open for public inspection and it is the sole responsibility of the bidder to determine year, make, model, condition, etc. prior to bidding. Purchaser assumes all responsibility for items at the time of purchase. When timed auction ends the item is sold, title passes and you have entered into contract to buy said property at your bid plus 10% buyers premium. Cates and the Seller assume no responsibility for items after this point. Payment must be made by the Mastercard or Visa used during registration process. Invoice will be sent after auction and card will be automatically charged. Said items cannot be removed from premises without paid receipt. All items will need to be removed by the published pick up time.

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MLS# 1939805

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Updates



REALTORS / BROKERS

Earn **3% BAC** Offered on
Calculated on high bid this property

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