

OPEN HOUSE
EVENTS:

Sunday, May 17th, 2-4 p.m.
Sunday, May 24th, 2-4 p.m.

ABSOLUTE REAL ESTATE AUCTION

Richard Gore
Estate

FRIDAY, MAY 29, 2015 - 10:00 A.M.

Registration opens at 9:00 a.m. Real Estate sells at 10:00 a.m. Contents sell online only. See website for details.

Plan:	R-Ranch
Year Built:	1977
Living Area:	1,828 sq. ft.
Basement:	884 sq. ft., part finish.
Exterior:	Brick front, vinyl siding
Lot Size:	3.33 acres m/l
Bedrooms:	3
Baths:	2.5
Kitchen:	Updated, cabinets, tile, appliances
Sun/Breakfast Room:	Addition, large
Other Rooms:	Living, dining, family
Fireplaces:	2, wood burning
Garage:	3 car, basement
Heating:	Forced air, propane
Cooling:	Central air
Roof:	Composition
Windows:	Champion vinyl
Water:	Rural
Sewer:	Septic
Outbuilding:	Metal, gravel floor
2014 Taxes:	\$2,375.97
Subdivision:	Dennison Heights
School District:	Liberty
Warranty:	One year

* Information obtained from Clay County
real estate records.

3 BEDROOM RANCH & OUTBUILDING ON PEACEFUL 3.3-ACRE COUNTRY SETTING SELLS REGARDLESS OF PRICE!

Come and bid your price on this solid Liberty area 3 bedroom ranch on 3 rolling acres with timber, pasture and outbuilding. The home features a maintenance free exterior, Champion vinyl windows, large sun/breakfast room addition, updated kitchen – cabinets, tile, GE appliances, 3 bedrooms, 2.5 baths, living room, dining room, family room w/ wbf, partial finished basement, 3 car garage, Trex deck, 1 year home warranty & more!

**17623 NE 106th Street
Liberty, Missouri 64068**

DIRECTIONS TO PROPERTY: I-35 to US-69 (exit 20), east 3 miles to 112th St., right to Locust, right to 111th St., left becomes Firefly Ln., right to 108th St., right to Lancaster Rd.

3 WAYS TO BUY:

1. **BUY IT NOW.** Call for details about buying the property in advance of the auction.
2. **BID LIVE ONLINE.** Pre-registration required. www.CatesAuction.com
3. **BID LIVE IN PERSON.** Registration opens at 9:30 a.m.



*Fun Quilter, Like New Metal
Lathe, Furniture, Household Items,
Collectibles, Tools, Equipment,
Lawn & Garden & More Sell
Online Only. See back for details.*

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VISIT WWW.CATESAUCTION.COM FOR COMPLETE TERMS AND CONDITIONS, DETAILED PROPERTY INFORMATION PACKAGE AND ADDITIONAL PICTURES. **Summary of Terms:** 5% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 10% buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens. Subject to prior sale. Pre-auction offers considered.

MO Auction
License #2179



Richard Gore
Estate

ONLINE ONLY AUCTION

Quality workshop machines and tools, Central Machinery lathe, band saw, sheet metal brake, Nolting Fun Quilter, Farmall tractor, large barn fan, NOS auto body panels, metal cabinets, hand and power tools, tiller, commercial grade steel ice cart on casters, furniture, household items, collectibles and more!

Place your bid at www.CATESAUCTION.COM

BIDDING ENDS: Monday, June 1, 2015 - 8:00 p.m.

If you need assistance placing a bid or prefer to submit a bid in person please call our office at 816-781-1134.

Contents Sell Online with No Reserve!



ONLINE BIDDING ENDS: Monday, June 1, 2015 - 8:00 p.m.

PREVIEWS: Sundays, May 17th & 24th from 2-4 p.m.

(coincides with Real Estate open house – not all items will be on display.)

ITEM PICK UP DATE: Tuesday, June 2nd from 2:00 to 6:00 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: 17623 NE 106th St., Liberty, Missouri 64068

DIRECTIONS: I-35 to US-69 (exit 20), east 3 miles to 112th St., right to Locust, right to 111th St., left becomes Firefly Ln., right to 108th St., right to Lancaster Rd., left to 106th St. right to address. Watch for signs

REAL ESTATE: Will be sold Friday, May 29th at 10:00 a.m. See reverse side for details.

SPECIAL NOTE: *All bidding is online only. No shipping service available for 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!*

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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.