

NO RESERVE AUCTION

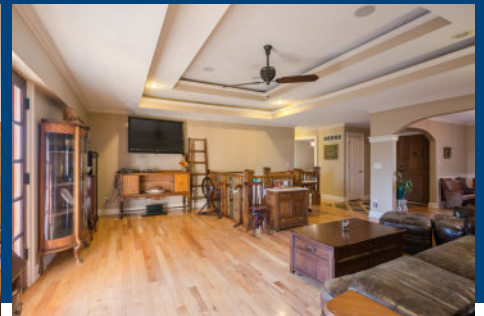
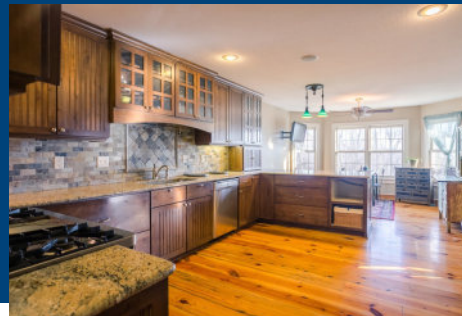
Massive Bunnell Estate Sells Online!

*Antique Furniture, Vintage Collections, Household,
Implements, Tools & More!*

www.CatesAuction.com

FRIDAY, MARCH 23, 2018 - 1:00 P.M.

OPEN HOUSE EVENTS: Sunday, March 4, 11 & 18, 2-4 p.m.



Private & Picturesque 67-Acre Estate | Kansas City, MO

Beautiful, mostly wooded 67-acre parcel with scenic views, rolling hills, timber, pond, natural grotto, wildlife, newer custom-built 4-bedroom, 4 bath, reverse 1.5 story home, 3-car garage, metal outbuilding, detached 2-car garage & much more!

10400 NW TIFFANY SPRINGS RD., KANSAS CITY, MO 64153

SINCE 1942
CATES AUCTION
REAL ESTATE COMPANY



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FAST FACTS

- 67.17 Acres m/l
- Reverse 1.5 Story Home Built in 2010
- 5,200 sf Total Finished Living Area
 - 2,244 sf Above Grade
 - 2,961 sf Lower Level
- 4 Bedrooms; 3 Full Baths, 2 Half Baths
- 3-Car Attached Garage
- 32x29 Metal Outbuilding with Lean-to
- 32x24 Detached 2-Car Garage
- True One-Level Living
- 1-Year Home Warranty Included
- No Reserve Auction
- Open Houses:
Sundays, March 4, 11 & 18, 2-4 pm
- Live Onsite/Online Auction:
March 23, 2018, 1:00 pm
- Online Bidding Open Now Through
Auction Date
- City of Kansas City
- Platte County, Missouri
- Park Hill School District
- 2017 Real Estate Taxes \$ 6,287

THE LOCATION

Conveniently located just north of Zona Rosa/MO-152 and south of the Kansas City International Airport, this close-in acreage offers peaceful country living with all city amenities just minutes away. The property is also located within the city limits of Kansas City, Platte County, Missouri and is in the award winning Park Hill School District.

THE HOME

This newer custom-built, 4 bedroom, 4 bath, reverse 1.5 story home offers a total of 5200 sq. ft. m/l of finished living area including the main floor and finished walk-out lower levels. The main floor features custom finishes, moldings, wood floors, tray ceilings, chef's kitchen with gas range, granite countertops, stainless steel appliances, custom cabinetry, breakfast bar and eating area, living room with fireplace, dining room, first floor master suite, two additional bedrooms, mud room, 3 car garage and more. The finished walkout lower level features a large en-suite bedroom with sitting room, large family/rec. room, suspended slab bonus room, hobby/garden room, storm shelter/wine cellar, mechanical room, storage room, etc. Other features include premium log siding, aggregate covered steel roof, whole house audio, tankless hot water heaters, high-efficiency gas furnace with whole house air cleaning and much more! [See photo gallery online at www.CatesAuction.com](http://www.CatesAuction.com)

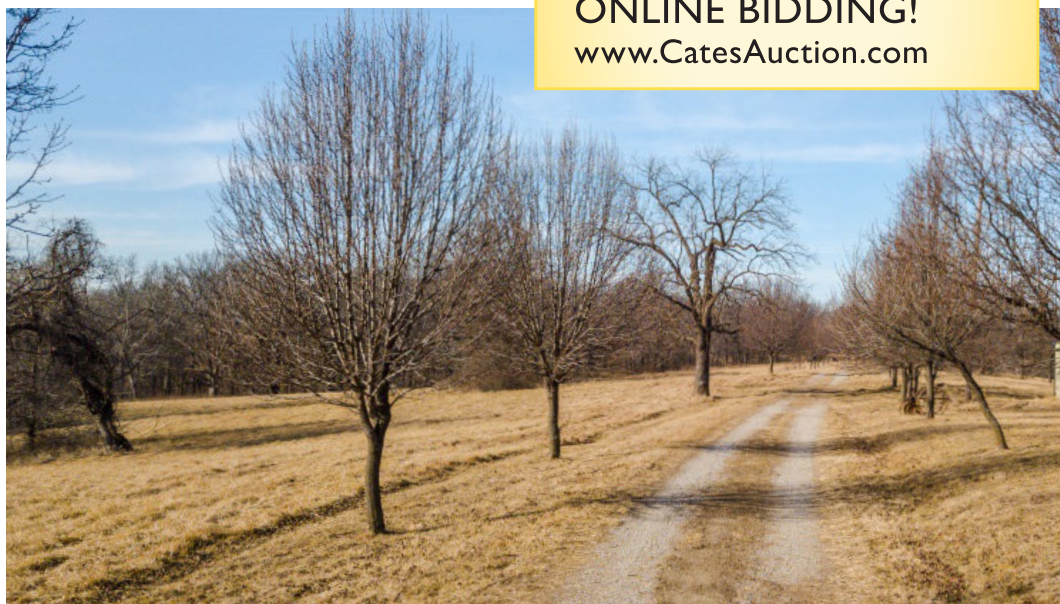
THE OUTBUILDINGS

The 32x29 metal outbuilding with lean-to is the perfect size for indoor and outdoor storage of your tractors, equipment, recreational vehicles, supplies, etc. There is also a 32x24 detached two-car garage on the property for overflow space, so you can keep your main 3-car garage clean and organized.

THE LAND

This gorgeous, mostly wooded 67-acre parcel is both private and picturesque and offers close-in country living with restaurants, shopping, entertainment, hospitals, airport, etc. only a few minutes away. The property features scenic views, rolling hills, hardwood timber, pasture, natural springs/grotto, wildlife, backs to Rush creek and is a perfect country retreat in the city.

**LIVE ONSITE & LIVE
ONLINE BIDDING!**
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NO RESERVE - 67 ACRE ESTATE AUCTION

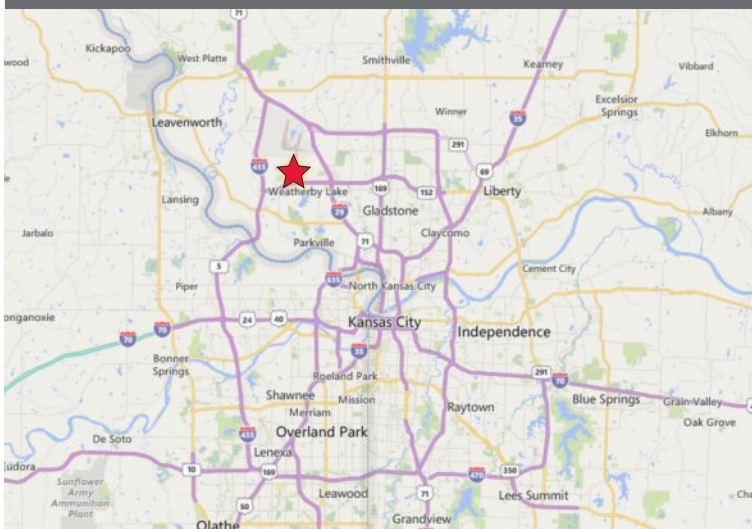
AUCTION DATE:
Friday, March 23rd, 2018
at 1:00 p.m.

AUCTION SITE: ★
10400 NW Tiffany Springs Rd.
Kansas City, MO 64153

OPEN HOUSE EVENTS:
Sunday, March 4th, 2-4 p.m.
Sunday, March 11th, 2-4 p.m.
Sunday, March 18th, 2-4 p.m.

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

ONLINE BIDDING OPEN NOW!



DIRECTIONS TO PROPERTY: MO-152 to Amity Rd., north to Tiffany Springs Rd., left 3/4 mile to address. Watch for signs.

AUCTIONEER'S NOTE

We are honored to bring Ralph and Loretta Bunnell's outstanding estate property and furnishings to the market for the very first time. The Bunnell's purchased the property in 1951 and until their recent passing loved their piece of paradise in the country, enjoyed raising Hereford cattle, breeding their Brittany Spaniels, collecting antiques and much more. Interestingly Loretta was also an auctioneer and conducted estates sales throughout the area. We are privileged to offer their real estate and personal property assets to the highest bidder with NO RESERVE at public auction. Proceeds will benefit several local charities. Don't miss this unique opportunity to bid your price. We look forward to your participation in the auction.

Jeffrey D. Cates
President and Chief Auctioneer

www.CATESAUCTION.COM





NO RESERVE AUCTION

Private & Picturesque 67 Acre Estate | Kansas City, MO

NEW TO AUCTION? 5 Quick Tips:

1. **Research** the property and auction terms at www.CatesAuction.com. Be sure to download the "Property Information Package."
2. **Attend** an open house event to tour the property and talk with auction representatives.
3. **Ask questions.** Call 816-781-1134 or e-mail jeff@CatesAuction.com. We're happy to help!
4. **Bid online.** For your convenience online bidding is open and you can bid online at any time day or night in almost any location with an internet connection.
5. **Bid live.** For your convenience, you can also bid onsite or online during the live auction event. Be prepared to bid and win by registering for the auction, having your finances in order and your earnest money deposit ready. Please call us with any questions.

LIVE ONSITE AND LIVE ONLINE BIDDING!

Friday, March 23rd, 2018 at 1:00 p.m.

PROPERTY ADDRESS: 10400 NW Tiffany Springs Rd., Kansas City, MO 64153

OPEN HOUSE EVENTS: Sunday, March 4, 11 & 18, 2-4 p.m.

Massive Bunnell Estate Sells Online! *Antique Furniture, Vintage Collections: Toys, Advertising, Baseball, Primitives, Ephemera, Coins, Jewelry, Clocks, Cast Iron, Household, Implements, Tools & More!*

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 also be accepted from online 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. All final bid prices are subject to Seller approval, unless announced otherwise.

CLOSING: Buyer(s) shall close within 45 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: 2018 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).



MLS# 2090257



ATTENTION BROKERS

A commission of 3% of the high bid will be paid at closing to the properly registered agent representing the winning bidder.

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