

NO RESERVE AUCTION



FRIDAY, MAY 18, 2018 - 1:00 P.M.

OPEN HOUSE EVENTS: Sundays, April 29, May 6 & 13, 2-4 p.m.



PRIVATE & PICTURESQUE 65-ACRE COUNTRY ESTATE UNINCORPORATED PLATTE COUNTY | PLATTE CITY, MISSOURI

This beautiful, close in 65-acre estate on paved road features scenic hill-top views, rolling hills, hardwood timber, fenced and cross fenced pastures, custom-built, all brick 4 bedroom true ranch home with finished walkout basement, oversized 2-car garage, 60x60 metal outbuilding and much more!

16055 NW 120th Street, Platte City, Missouri 64079

SINCE 1942
CATES AUCTION
REAL ESTATE COMPANY



www.CATESAUCTION.COM
816-781-1134



FAST FACTS

- 67.17 acres m/l
- All brick true ranch home
- 4756 sq. ft. total finished living area
- 2,252 sq. ft. finished living area above grade
- 2,504 sq. ft. finished lower level living area
- 4 bedrooms, 3 full baths
- 2-car attached garage
- 60x60 metal outbuilding with lean-to
- True one-level living
- 1-year home warranty included
- No reserve auction
- Open Houses:
- Sundays, April 29, May 6 & 13, 2-4 p.m.
- Live/Online Auction: May 18, 2018, 1:00 p.m.
- Online bidding open now through the auction date
- Unincorporated Platte County, Missouri
- Platte County R-III School District
- 2017 Real estate taxes \$2,953

THE LOCATION

Conveniently located just north of Kansas City International Airport and west of I-435 in unincorporated Platte County, Missouri, this close in acreage offers peaceful country living with city amenities just minutes away. The property is also within the Platte County R-III School District.

THE HOME

This custom-built, all brick, 4 bedroom, 3 bath true ranch home offers a total of 4746 sq. ft. of finished living area including the main floor and finished walk-out lower level. The main floor features custom finishes, warm colors, moldings, tray and vaulted ceilings, 3 bedrooms, 2 full baths, living room with fireplace, den with French doors, dining room, kitchen with stainless steel appliances, refinished hardwood floors and casual dining area, first floor master suite, laundry, recent stamped concrete patio, oversized 2-car attached garage and more. The finished walkout basement features a large open recreation/family room with stone wood-burning fireplace, exercise room, 4th bedroom, full bath, storm shelter, storage room and mechanical/storage room with alarm system, water softener, newer Trane heat pump and two 75 gal. Marathon hot water heaters and more!

(See photo gallery online at www.CatesAuction.com)

THE OUTBUILDINGS

The 60x60 metal outbuilding includes a 40x40 heated garage/shop with a/c, water, 200 amp electrical service, nice lighting, concrete floor, attached 20' lean-to for covered storage, 20x60 barn addition with drive through access and more!

THE LAND

This gorgeous, wooded and rolling 65-acre country estate is both private and picturesque, is situated on a paved road in unincorporated Platte County and offers close-in country living only minutes to city amenities. The property features hill-top scenic views, rolling hills, hardwood timber, 3 separate fenced and cross fenced pastures with heated waterers, white vinyl fencing, cell tower, civil war cemetery, wild-life and more! Bring the horses, livestock, 4-wheelers, dogs and kids and enjoy your perfect and peaceful country retreat close to the city.

**LIVE ONSITE & LIVE
ONLINE BIDDING!**
www.CatesAuction.com



NO RESERVE - 65 ACRE ESTATE AUCTION

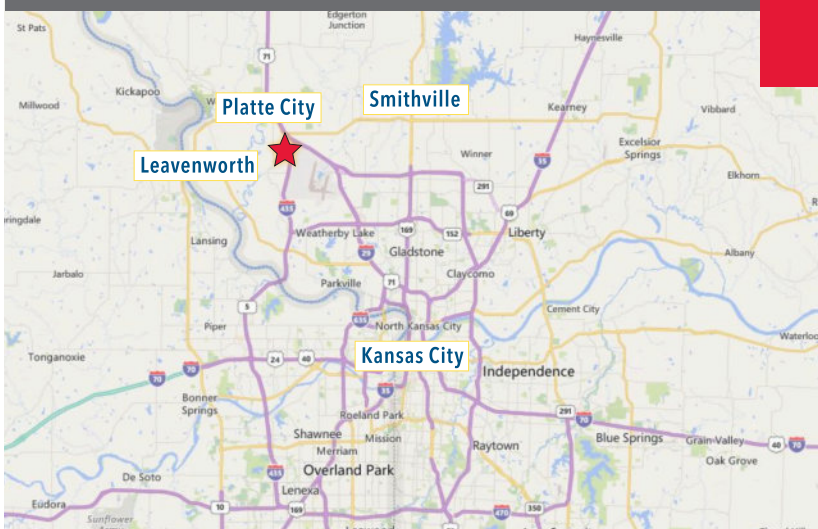
AUCTION DATE:
Friday, May 18th, 2018
at 1:00 p.m.

AUCTION SITE: ★
16055 NW 120th Street
Platte City, MO 64079

OPEN HOUSE EVENTS:
Sunday, April 29th, 2-4 p.m.
Sunday, May 6th, 2-4 p.m.
Sunday, May 13th, 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: I-435 to NW 120th St. (MO-D), left 1/2 mile to property on left - OR
I-29 to I-435 South (exit 17), south 2.5 miles to NW 120th St. (MO-D), right 1/2 mile to property on left.

AUCTIONEER'S NOTE

As Kevin and Marsha Christian have built a new home and are moving, we have been selected to sell their wonderful estate property to the highest bidder with No Reserve at public auction. Be sure to tour the property at one of three scheduled open houses, read the property information package, ask questions, get your finances in order and be prepared to bid online or onsite. Bidding will be open online through the auction date and you can also choose to bid live online or live onsite in the auction on May 18 at 1:00 pm. Cates representatives will be onsite for tours and available for questions at the open houses on Sunday April 29, May 6 and May 13 from 2:00 to 4:00 pm. 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





Property Lines Approximate

65-Acre Country Estate Unincorporated Platte County

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, May 18th, 2018 at 1:00 p.m.

PROPERTY ADDRESS: 16055 NW 120th St., Platte City, MO 64079

Open House Events: *Sundays, April 29, May 6 & 13, 2-4 p.m.*

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# 2099906



ATTENTION BROKERS

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

HAVE A PROPERTY TO SELL?

Call today for your free auction analysis!

WE HAVE GREAT OPPORTUNITIES FOR PROFESSIONAL SALESPeople!

Call 816-781-1134 to learn more!

SINCE 1942
CATES AUCTION
REAL ESTATE COMPANY



www.CATESAUCTION.com
816-781-1134