

8-ACRE COUNTRY ESTATE AUCTION

Online Bidding Open Now!

BIDDING ENDS: THURS., AUGUST 9TH, 2018 • 12:30 P.M.
9306 Stillhouse Road, Liberty, Missouri 64068



OPEN HOUSE EVENTS:
Sundays, July 22nd & 29th, 2-4 p.m.

Liberty, Missouri

8-ACRE COUNTRY ESTATE FIXER-UPPER RANCH WITH 4 GARAGES, OUTBUILDINGS, POOL AND POND

This private and picturesque 8-acre country estate features scenic hill-top views, rolling hills, mature trees, open pastures, pond, wildlife, fixer upper 2 bedroom, 2 bath true ranch home with partial finished basement, 2-car attached garage, 2 car detached garage/workshop, metal outbuilding with in-ground pool and more!

THE LOCATION

Conveniently located just east of Liberty off MO-210 highway in unincorporated Clay County, Missouri, this pretty acreage offers peaceful country living with city amenities just minutes away.

THE HOME

This ranch home features vinyl siding, newer Carrier central air and furnace, front porch, 2 bed-rooms, full bath with large soaking tub, living room with brick fireplace, dining room with built-in corner china cabinet and window seat, kitchen with oak cabinets, first floor laundry, back deck, partial finished basement, family room with wood burning stove, 2 car garage, etc. The home is solid and could use up-dating, paint and carpet.

THE OUTBUILDINGS

The 24x30 +/- detached 2-car garage/workshop features two 8' overhead doors, concrete floor, electrical service and lighting. The 22x40 +/- metal outbuilding with in-ground pool enables you to use your heated pool with cover year round. The building features see-thru panels and windows to let the sun-light in and two large 18' overhead doors to allow the breezes to flow through.

THE LAND

This gorgeous, 8-acre country estate is both private and picturesque, is situated on a hard surface road in unincorporated Clay County and features hill-top scenic views, rolling hills, mature trees, pond, wildlife and more!

Directions to Property: MO-210 Hwy east of MO-291 (Liberty) 7 miles to Stillhouse Rd., then north 1.65 miles to property on west side or E County Rd H/MO-H 6 miles East of William Jewell College past Liberty Hills Country Club to Stillhouse Rd., then south 1/2 mile to property on west side.

Home Contents Sell Online!

Harley Davidson 3-Wheel Motorcycle
Vehicles, Household Items, Furniture,
Collectibles, Tools & More!

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FAST FACTS

- 8.16 acre pretty & peaceful setting
- Fixer upper 2 bedroom true ranch home
- Vinyl siding
- Newer Carrier HVAC system – 2015
- Partial finished basement
- 2-car basement garage
- 24x30 +/- 2 car detached garage/workshop

- 22x40 +/- metal outbuilding with in-ground pool
- 1-year home warranty included
- Unincorporated Clay County, Missouri
- Choose Liberty or Excelsior Springs High School
- 2017 Real estate taxes \$1,600

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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.

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