

Missouri Land for Sale at Auction

Pike County

Trophy Properties and Auction • 855.573.5263 • leads@trophyapa.com



BIDDING ENDS Wednesday, August 15, 2018 at 10:00AM
BID NOW at www.Trophyapa.com

PROPERTY ADDRESS:

00 Hwy 61
Bowling Green, MO 63334

ACRES: 5.79 +/- acres

COUNTY: Pike

PROPERTY DESCRIPTION:

5+/- rolling to gently rolling acres ideally located 11 miles south of Bowling Green on Hwy 161 in the Bowling Green school district. This prime real estate with mature trees and creek is great spot for a new home site and lays perfect for a walkout basement.

Auction Terms and Conditions

PROCEDURE: Bidding ends Wednesday, August 15, 2018, at 10:00 a.m., with a soft close, meaning that a last-minute bid will extend bidding by 5 minutes. All BIDS placed are by the total dollar amount.

BUYERS PREMIUM: 5% Buyer's Premium will be added to the final bid price to arrive at the contract sale price.

ACCEPTANCE OF BID PRICES: Winning bidder(s) will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Thursday, August 16, 2018 (hand delivered, faxed or scanned and emailed). All final bid prices are subject to approval or rejection by Seller.

DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Bidding is not contingent upon financing. The balance of the purchase price will be due at closing.

CLOSING: Closing shall be on or before 3:00 p.m., Wednesday, September 12, 2018.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.

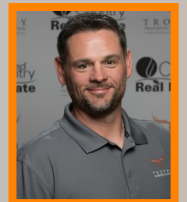
TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title.

REAL ESTATE TAXES: Seller shall pay 2017 and all prior year real estate taxes if any 2018 real estate taxes shall be prorated the day of closing.

Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

PRESENTED BY:



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There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As Is, Where Is".