

Missouri Land for Sale at iAuction - Shelby County

Trophy Properties and Auction • (855) 573-5263 • leads@trophypa.com

ONLINE
AUCTION



BIDDING ENDS Wednesday, January 30th at 10:00AM
BID NOW at www.Trophypa.com

PROPERTY ADDRESS:

00 Shelby 236
Shelbyville, MO 63469

ACRES: 80 +/- acres

COUNTY: Shelby

PROPERTY DESCRIPTION:

Due to the death of our parents, we have decided to sell their 80+/- acre farm at Internet-only auction. - *Sellers: Kenneth E. and Helen M. Clark Trust, James M. Clark Trustee*

These 80 +/- flat to gently rolling acres is located just NE of Shelbyville at the intersection of Shelby County Road 236 and Shelby County Road 253. The Farm Service Agency shows 54.55 tillable acres consisting of mostly of Putnam and Mexico silt loams. The balance is in woods and makes for outstanding deer and turkey hunting and other small game. The farm is selling free and clear of any and all tenants and leases.

Auction Terms & Conditions:

1. PROCEDURE: Bidding ends Wednesday, January 30, 2019, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes. All bids placed are by the acre. 2. BUYERS PREMIUM: 5% Buyer's Premium will be added to the final bid price to arrive at the contract sales price. 3. 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, January 31, 2019 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason. 4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted. 5. CLOSING: Closing shall be on or before 3:00 PM., Wednesday, February 27, 2019. 6. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any. 7. 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). 8. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title. Sales price will be adjusted based upon surveyed acres. 9. REAL ESTATE TAXES: 2019 Real Estate taxes to be paid by the Buyer. 10. 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:



ADAM GANDER

Land Specialist - MO

M: (660) 651-9728

P: 855.573.5263 x717

agander@trophypa.com

JASON WALLINGFORD

President - Auction Division

M: (314) 882-6971

P: 855.573.5263 x702

jasonw@trophypa.com

Trophy Properties and Auction

15480 Clayton Road Suite 101

Ballwin, MO 63011

www.trophypa.com

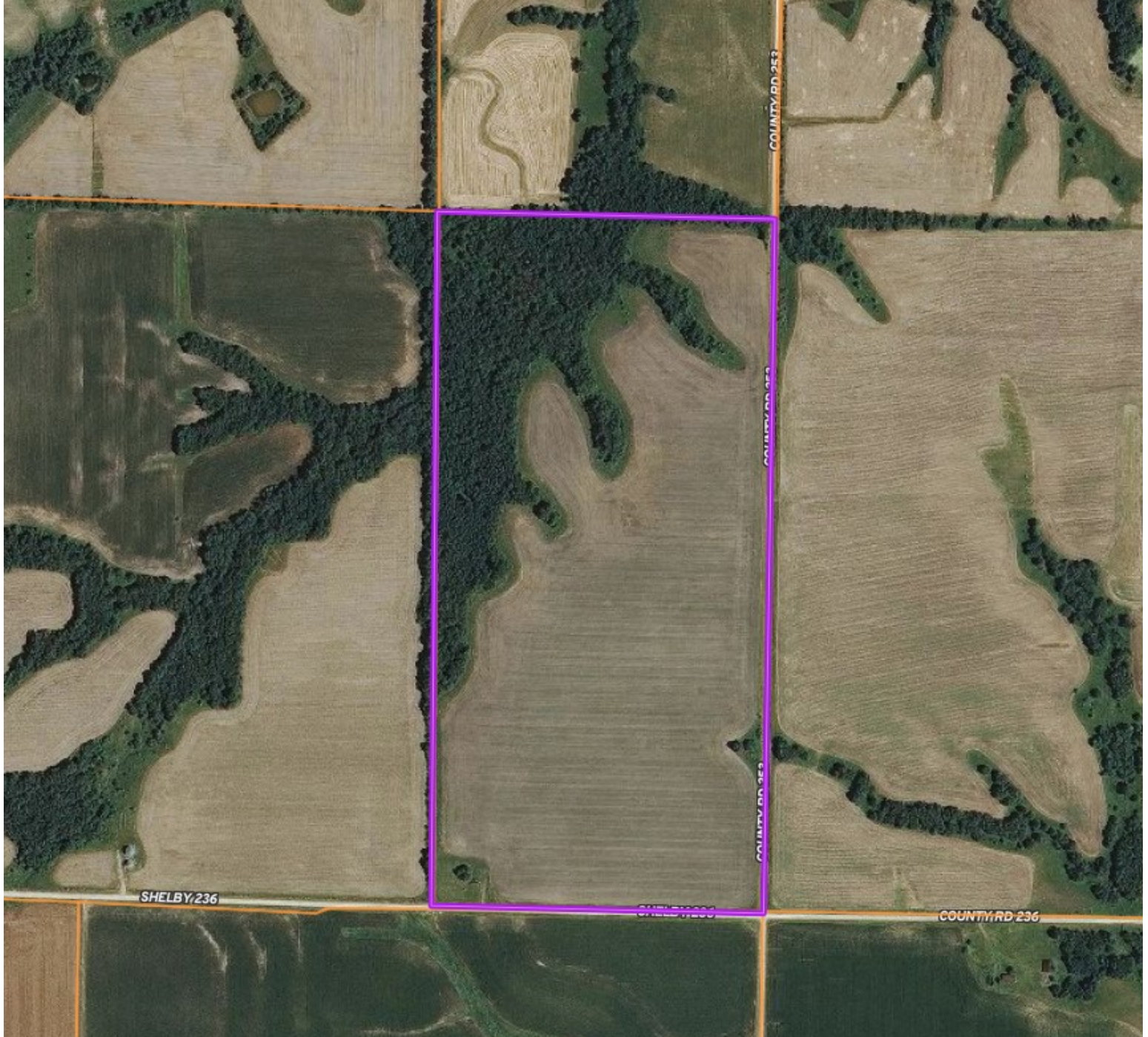
leads@trophypa.com



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Missouri Land for Sale at iAuction - Shelby County

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.