



Putnam County Missouri Land iAuction

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, DEC. 9 AT 10:00 AM
SEE CURRENT AUCTIONS - WWW.TROPHYPA.COM FOR DETAILS

PROPERTY ADDRESS:

00 Ash Trail
Unionville, MO 63565

ACRES: 55

COUNTY: Putnam

PROPERTY DESCRIPTION:

These 55± flat to gently rolling acres are located in north-central Putnam County just ½ mile south of the Iowa line. This hunting gem is sandwiched between two large landowners that seem to be doing things right when it comes to deer management as I saw deer everywhere while driving to the farm. The land features nice hardwoods, a stocked pond, approximately 5 acres of open land currently in hay production and would be ideal for food plots. The sale will also include a small utility shed and bumper hitch camper. Looking for a tract of land that hunts big near the Iowa line then be sure to give this farm a hard look. 2020 Real Estate taxes \$83.67.

iAuction Terms & Conditions

1. PROCEDURE: Bidding ends Wednesday, December 9, 2020 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 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, December 10, 2020 (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., Thursday, January 13, 2021.
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.
9. REAL ESTATE TAXES: 2020 Real Estate taxes to be paid by the Seller. 2021 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:

JASON WALLINGFORD

Auction Division President

M: (314) 882-6971

P: (855) 573-5263 x702

E: jasonw@trophyapa.com

ERIC MERCHANT

Real Estate Consultant

M: (314) 541-1218

P: (855) 573-5263 x730

E: emerchant@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.TrophyPA.com

leads@trophyapa.com



Putnam County Missouri Land iAuction

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

www.TrophyPA.com • (855) 573-5263 • leads@trohypa.com



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are 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.