

Montgomery County Missouri Land for Sale at iAuction – Phyllis Hannan Trust

**Open House Sunday, August 11th 1PM to 3PM.**

**Bidding Ends Wednesday, September 4th at 10AM.**

These 37.91 gently rolling to flat acres are conveniently located 4.5 miles north of Hermann on Brown Road a private dead-end road that ends at the Hannan home. The 3 bedrooms, 2 bath brick/vinyl ranch is ideally situated with complete privacy and stunning views from the screened in porch. There are approximately 17 acres of grassland that is currently used as hay crop. The remaining acreage consists of mature hardwoods and evergreens offering good hunting and recreation. If you're looking for country living with plenty of privacy or new construction, be sure to give the Hannan property a good look. You will not be disappointed!

For more information call or text **Eric Merchant (314) 541-1218.**

**Tract 1:** 15.02 gently rolling to flat acres with approximately 3 acres of grassland with the balance in mature woods. Ideal tract of land for new construction with hunting and recreation.

**Tract 2:** 22.89 gently rolling to flat acres with a 3bd, 2ba mostly brick ranch house style house. The home sits on a full basement with an attached 2 car garage with an open kitchen/dining area with screened in porch just off the dining area. Along with the screened in porch is a nice covered sitting area looking southward over the rolling landscape offering beautiful views of the terrain and wildlife. There's a detached 2 car heated garage with bathroom and an additional storage building. Raised gardens, pond, and whole house generator round out the Hannan property.

**Main Level:**

- Kitchen
- Stainless steel appliances, washer and dryer included
- Pantry
- Dining
- Family room
- Master bedroom and bath
- 2 bedrooms
- Bathroom
- Screened in sitting area
- Covered sitting area

**Lower Level:**

- Open area with plenty of storage shelves in place
- Bathroom
- Utility area

**Utilities:**

- Propane

- Electricity
- Deep well

**Bonus:**

- 2 car attached garage
- 2 car detached heated garage with bathroom
- Storage building
- Raised gardens
- Pond
- Whole house generator

**iAuction Terms & Conditions**

1. Procedure: Bidding ends Wednesday, September 4, 2024, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes on each tract.

2. BUYERS PREMIUM: 10% 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, September 5, 2024 (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. BIDDING: Once submitted, a bid cannot be retracted.

6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, October 17, 2024.

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

8. 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).

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

10. REAL ESTATE TAXES: The 2024 Real Estate taxes to be paid by the Sellers.

11. 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.

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. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.