

REAL ESTATE & PERSONAL PROPERTY AUCTION

June 3rd at 10 am

18336 BETHEL AVE • GLENWOOD, MO

Real Estate includes 58x64 triple wide modular home. Has wood heat and Hvac as well. Also a large double long carport building with sides currently used as a storage building. 11 acres currently in alfalfa.

Personal property: there is half of a semi trailer load of totes completely full of unknown tools or parts or who knows what, 317 and 425 John Deere mowers, 54' semi trailer, fully restored Allis Chalmers G tractor, Kubota lawn mower engines, small John Deere drill, lots of long pieces of iron of all types, box blade, tractor seeder, cherry picker, several snap on tools of all kinds, commercial size parts bins and tool boxes, rolling toolboxes, Dewalt chopsaw, table grinder, welding table, several shelves, torch hoses, engine rack, rigid vice, 4' rigid pipe wrench, charger, air compressors, large engine, jump pack, jack stands, shop fan, air hose reel, burn barrels, there are tools of all kinds, aluminum runway, pickup bed trailer, astro turf, snap on stool, turkey fryer, cast iron door stop, collection of pencil sharpeners, table and chairs, 3 old clocks, gas & electric stoves, nice Amana fridge, like new upright deep freeze, small kitchen appliances, washer & dryer, queen bed & large backboard w/ drawers, bedroom outfit, bedding, books, leather sofa, Crown amp & mixer, several large speakers, box of John Deere diecast toys, 2 older Peavy amps, 2 large cd changers, other electronic equipment.

Real Estate Terms & Conditions: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. The Seller reserves the right to reject any and all bids.

DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Personal or Cashier's Checks will be accepted. This is "AS IS, WHERE IS" and is non-refundable.

CLOSING: Closing shall be within 30 days of the auction date.

Possession will be given at closing, subject to the remaining rights of the current tenant(s) if any.

Seller shall furnish the buyer at Sellers expense an Owners Policy of Title Insurance in the amount of the purchase price, and agrees to provide & execute a proper deed conveying merchantable title to the real estate to the buyer.

Real Estate taxes shall be prorated as of the date of closing between the Seller and the Buyer.

Open house on Friday from 2 to 5 pm.

Food and restrooms available.

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www.altiserauctionandappraisal.com

