

Public Auction

SATURDAY OCTOBER 13TH, 2012

Starting at 9.00 AM • Real Estate and Vehicles sell at Noon

Located North of Kirksville MO on hwy 63, 1 1/2 miles North of where the new bypass begins. Walker Mobile Homes sets on the west side of Hwy. 63, across from KTVO.

Walker Mobile Homes is discontinuing their mobile home sales after 62 years in business and will sell all remaining inventory.



REAL ESTATE

Real Estate consist of 80 acres m/l with 1/4 mile of Hwy. 63 frontage. Improvements include approx 60x100 metal shop building with 2 overhead doors & 2 walk through doors with approx. 30x 40 attached office, a 40x80 wood frame building with 2 overhead doors, 2 walk through doors concrete floor & electric service, a 20x40 wood frame building with concrete floor, a 12x20 single car garage. There is approx. 4 acres of gravel surrounding the shop & office building. There are 4 driveways leading off of Hwy. 63. Signage is included with property. The balance of the property has 3 ponds, very good fences & is currently in crops which go to the current tenant. There is a residence on the property that is not being sold with the real estate & will be removed by the sellers. Sellers have until June 1st of 2013 to remove the residence. This property has endless possibilities with both commercial & agricultural interest.

TERMS: The successful bidder will enter into a written contract day of auction with 20% down & balance due at closing in 30 days or date agreed upon by both parties. 2012 Taxes will be paid by the sellers. While the sellers are highly motivated to sell they do reserve the right to accept or reject any & all bids. There will be an opening bid of \$400,000.00.

VEHICLES - TRACTOR - MOBILE HOMES - FURNITURE - OFFICE FURNITURE TOOLS & SUPPLIES

AUCTION NOTE: Please make plans to attend this auction as there will be much more than the listing indicates. The sale order will be starting on furniture, office furniture, tools & supplies. We will offer the real estate & vehicles at 12:00. Then continue with the balance of auction. You will need a bank letter of credit if unknown to the Auction Co. Sales tax will apply to applicable items.

For more info. Contact the Auction Co. at 660-341-4939

All announcements made day of auction take precedence over any printed material

Not responsible for accidents or theft

Lunch available

For photos & list go to www.missouri-iowa-classifieds.com

SELLERS WALKER MOBILE HOMES

Kirksville, MO

TAYLOR
AUCTION COMPANY
AUCTIONS, APPRAISALS, EQUIPMENT SALES

DICK TAYLOR
Auctioneer

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