

LAND AUCTION!

19.68 acres m/I Fulton, MO

Sold in Two Tracts

Tract 1: 7.28 acres m/I —Zoned R-1

Tract 2: 12.40 acres m/I—Zoned R-3

Tuesday, August 31, 2010 @ 10am

Auction Held On Site at Old Jefferson City Road

1-800-895-4430

www.MoLandAuctions.com



Residential Development Property
Located in the Heart of Fulton, MO
overlooking Westminster College

Water, Sewer, Gas, and Electric

2% Buyer's Premium

Presented by United Country Missouri Land & Home, Columbia, MO

*Call Kurt Hollenberg at 573-220-6155 to view property or
for more information.*



Michael Cunningham, Richard Henke, David Hollenberg &
Preston Mills—Licensed Auctioneers

Seller: Rodney Glenn

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Fulton, MO

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Missouri

LAND & HOME

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TERMS AND CONDITIONS OF AUCTION

1. Seller is serious about selling the land at this auction, but does reserve the right to accept or reject the final bid on these properties. The property will be offered as 2 tracts. There will be no survey if both tracts are purchased by the same buyer and will be sold as 19.68 acres. If there are different buyers for each tract, seller will pay for survey and each tract will be then be sold per surveyed acre.
Each bid shall constitute an offer to purchase, and the final bid, if accepted by the seller, shall constitute a binding contract between the Buyer(s) and the Seller. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Missouri Land & Home and/or the auctioneers. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.
2. Property is sold **"AS IS - WHERE IS"** and Buyer should take time to examine this property thoroughly and rely on their own judgment. Auctioneers, United Country Missouri Land & Home or its agents are not responsible for any representation made by Sellers or their employees and are not responsible for accidents on the sale property should any occur.
3. Each tract will sell to the highest bidder (subject to seller confirmation and reserve requirement). The acreage is approximate and taken from county assessor's records, aerial photos, and the best available information from the Seller.
4. All mineral rights owned by the Seller will be conveyed to the Buyer(s).
5. The sale of this property is subject to any and all easements of record.
6. Buyer and Seller will enter into a standard format Contract for the Sale of Real Estate for the parcel(s) bought and sold on the day of auction. Contract will call for a 10% down payment in the form of a personal or corporate check, or cashier's check with the balance of the purchase price due, in certified funds, on or before the 30th day of September, 2010. Contracts will contain no financing or inspection contingencies and Buyer must have their financing and make their own inspections prior to bidding at the auction. Escrow payments will be made payable to "Boyd & Boyd, Inc." and closings will be handled by Boyd & Boyd, Inc., Fulton, Missouri. Buyer will also be responsible for a 2% premium of the sales price at closing. Seller will furnish title insurance in the amount of the selling price and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2010 taxes will be pro rated to date of closing. Customary closing fees will apply to both Seller's and Buyer's transactions. Informational title commitments reflecting the public record will be made available for potential buyer for review on day of auction or, by request, earlier.
7. Possession to be delivered to Buyer on date of closing.

Announcements made by United Country Missouri Land & Home and/or their auctioneers during the time of the sale take precedence over any previously printed materials or any other oral statements made.

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**United
Country**
Auction Services

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