

Estate of Mark Mitkos Real Estate Auction

NATIONAL
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David John Sokolowski & Kersa Mitkos
Co-Personal Representatives



BOYD
HARRIS
REALTORS / AUCTIONEERS

Mark Twain Lake Real Estate & Personal Property Auction

Auction Date: November 18, 2022

1:00 p.m.

Auction Preview: October 30, 2022

1:30 p.m.

42640 Ely Creek Circle, Perry, MO 63462

From Perry, MO: Take Route J North 3 miles to Route BB, then turn left/West 1 miles to Ely Creek Place, then turn right/North 1/2 mile to property on right at corner of Ely Creek Circle.



This property is a 3.1 acre site at the corner of Ely Creek Place and Ely Creek Circle. This is in the Highway BB North subdivision. The site is high at road grade on the north and west sides, then slopes gently to the south and east. It is all in grass. The building site is near the northwest corner. The property is serviced with electric, phone and water service.



Personal Property (sells after real estate):

1993 Evinrude VER120T boat motor,
1994 "Cuso" boat trailer, 1994 Javelin
17' boat, miscellaneous hand tools
and building supplies

The property is improved with a 30' x 40' x 10' pole frame building. It has a full concrete floor, painted metal siding and roof, and is fully insulated with spray foam insulation. There is a 10' x 10' overhead door in the north end. There is a bathroom framed in the southeast corner; stub plumbing for a tub/shower. It is wired for lights and door opener. The interior is ready to finish to suit your desires.



Alec Wardenburg

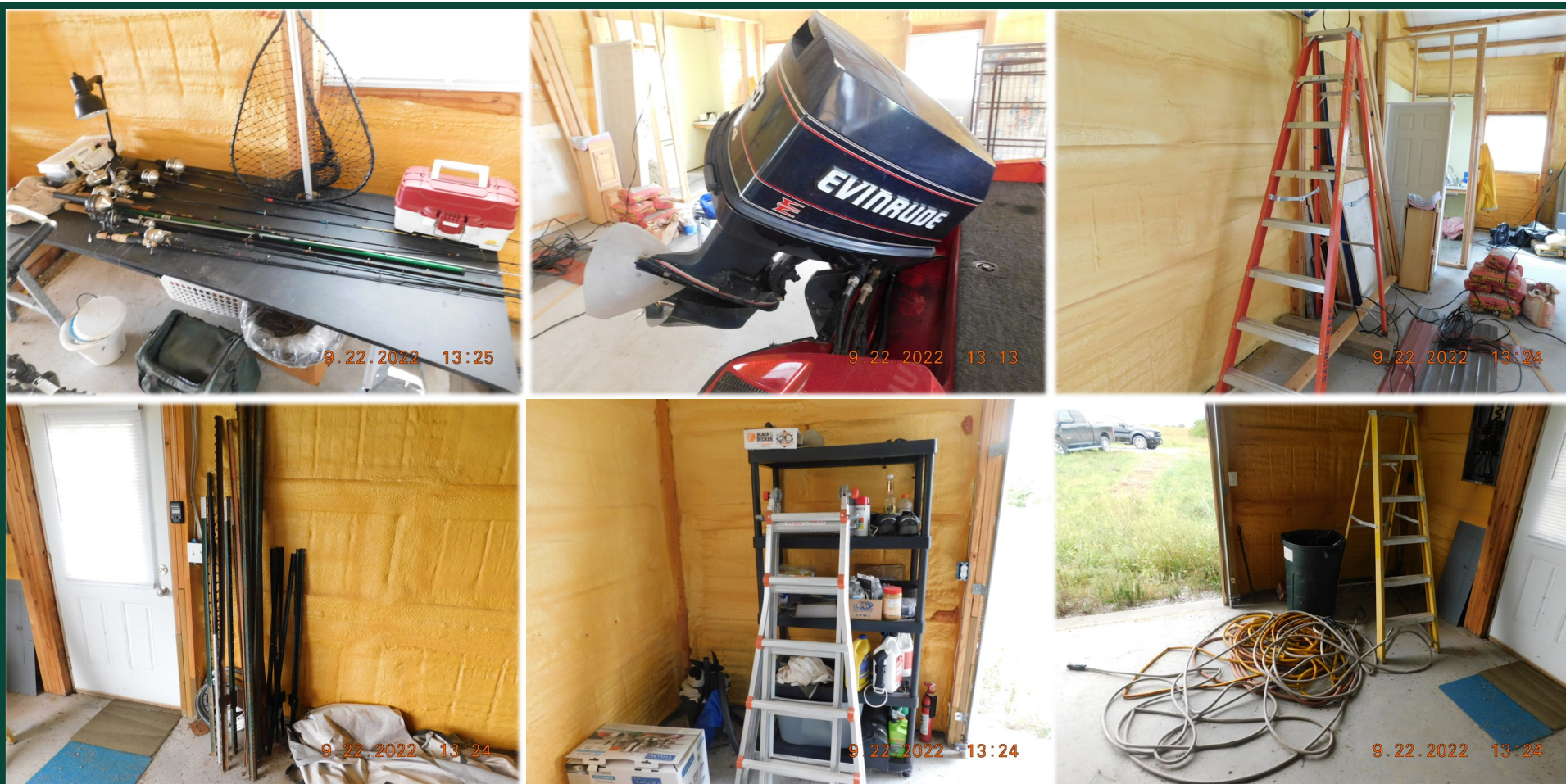
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AUCTION TERMS –

Minerals – All Mineral Interests Owned by the Seller, if Any, will be Conveyed to the Buyer.

Taxes – Real Estate Taxes for the current tax year will be paid by Seller.

Conditions – This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an **AS IS-WHERE IS** basis with no warranties or guarantees, expressed or implied, by the Seller, National Land Realty or Boyd Harris Companies, Inc./Boyd Harris Realtors and Auctioneers, nor any associated marketing firm.

Possession – Possession shall be given at Closing, on December 20, 2022, subject to any leases, or at such other date as may be agreed upon.

Earnest Payment – An earnest money payment in the amount of 10% of the final auction bid price/contract price, shall be due upon execution of the sales contract. This will be held by Accurant Land Title. The payment may be in the form of a personal check, cashier's check, or wire transfer, but must be negotiable funds.

Contract/Title Insurance - Immediately upon conclusion of the auction, the High Bidder will enter in to a real estate contract and deposit with Accurate Land Title, the required earnest money payment. The Seller will provide an Owner's Policy of Title Insurance in the amount of the contract price. The cost of the title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by Buyer and Seller.

Cash Sale – The auction **is not contingent** upon the Buyer's financing. While a lender may be involved, the Buyer must have those arrangements in place prior to bidding.

Closing – The closing date will be December 20, 2022, or such other date as may be agreeable to all parties. The balance of the purchase price will be due in full at that time in guaranteed funds, bank draft, or wire transfer to the closing agent/title company.

Buyer Premium/Represented Buyer – A 2.5% Buyer's Premium will be added to the final bid price and included in the total real estate sales contract price that is due and payable from the Buyer(s). ***This will only be charged to represented buyers and will serve as compensation to the Buyer's Agent.***

Broker Co-Operation – National Land Realty, Boyd Harris Companies, Inc., and Boyd Harris Realtors & Auctioneers is offering full brokerage cooperation on this auction. *The Buyer's Premium will serve as compensation to the Buyer's Agent.* Contact auction company/listing agent for details on registering a Buyer.

Sale Method – The property will be offered in one parcel on whole dollar bids. All bids are open for advancement until the Auctioneer announces that the bidding has ceased and the real estate is sold. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids may be accepted but are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final.

Approval of Bids – The final sale is subject to the approval of the Seller. The Seller may accept, reject, or negotiate, the final bid.

Agency – National Land Realty, Boyd Harris Companies, Inc., and Boyd Harris Realtors/Auctioneers, are acting as Seller's Brokers.

Announcements – Information provided herein was obtained from sources deemed reliable but National Land Realty, Boyd Harris Companies, Inc. and/or Boyd Harris Realtors/Auctioneers, nor the Seller, makes any guarantees or warranties as to its accuracy. All potential bidders are encouraged to inspect the property, its condition, and to rely on their own conclusions. It is strongly recommended that potential bidders make such inquiries and inspections PRIOR to Auction Day. All sketches, dimensions, and acreages are approximate or "more or less". ANY ANNOUNCEMENTS made on auction day by National Land Realty, Boyd Harris Companies, Inc. and/or Boyd Harris Realtors/Auctioneers will take precedence over any prior written, published, or verbal information provided or stated. National Land Realty, Boyd Harris Companies, Inc. and/or Boyd Harris Realtors/Auctioneers reserve the right to preclude anyone from bidding if there is any question as to the potential Bidder/Buyer's credentials, fitness to bid, or ability to perform.