

TWO LENDER AUCTIONS

25± ACRES OF COMMERCIAL LAND
SELLING IN 2 TRACTS OR AS ENTIRETY
WARRENSBURG, MO 64093

3,502 SQ. FT. CAR WASH ON 1.07± ACRES
SPRINGFIELD, MISSOURI 65803

www.maascompanies.com

TUESDAY, NOVEMBER 29 AT 10 AM

Auction will be held at:

Comfort Inn
609 E. Russell Ave.
Warrensburg, MO 64093



**Perfect
Hotel
Location!**

LENDER ORDERED AUCTIONS



3,502 SQ. FT. CAR WASH
SPRINGFIELD, MISSOURI 65803

WEDNESDAY, NOVEMBER 30 AT 10 AM



Auction will be held at:
Hilton Garden Inn
4155 S. Nature Center Way • Springfield, MO 65803

**Open
&
Operating!**



BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, at the time of registration, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer Premium. Person must show a \$20,000 Certified Deposit at time of registration to obtain a bidding number. The \$20,000 Minimum Certified Deposit is due on the day of sale, with a deposit equal to 20% due within 2 business days and balance due at closing on or before 30 days. The deposit money shall become Earnest Money and is non-refundable. Attorney Wes Hilton, Cover & Hilton Law, LLC is coordinating the closing. The Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES or GUARANTIES EXPRESS OR IMPLIED. Selling subject to owner confirmation and prior sale. See Bidder Kit for complete terms. In all transactions, Auctioneer is Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by Auction Company. Any announcement made at the auction takes precedence over any material published about this event.

LENDER ORDERED AUCTIONS

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TUESDAY, NOVEMBER 29 AT 10 AM – 25± ACRES OF COMMERCIAL LAND ZONED BUSINESS – OFFERED IN THREE TRACTS



25± Acres Commercial Land Highway 50/Russell Avenue, Warrensburg, Missouri

Auction will be held at Comfort Inn Warrensburg Station
609 East Russell Avenue, Warrensburg, MO 64093

25± Acres of Commercial Land • Selling in 2 Tracts or as Entirety • 1000' Highway 50 & Russell Avenue Frontage • Hwy 50 Daily Car Count 13,658 • Zoned General Business • Property Surrounded by Hotels, Restaurants, Retail and Service Businesses

Manner of Sale: The land will be offered in two individual lots and then as a package; the land will sell whichever way brings the greatest money.

- **Tract 1:** 17± Acres of Land located north of Russell Avenue
- **Tract 2:** 8± Acres of Land located south of Russell Avenue
- **Tract 3:** A combination of Tracts 1 & 2 selling as one lot

Warrensburg is the home of the University of Central Missouri with an enrollment of 12,000. It is also the home of the Missouri Veterans Home and the Western Missouri Medical Center. The nearby Whiteman Air Force Base is the home of approximately 12,000 military personnel and family members. The 2010 Census listed the population of Warrensburg as 52,595.

INSPECTIONS: Monday, October 31 | Monday, November 28
Available for Inspection at any time. 1 – 5 pm | 1 – 5 pm



WEDNESDAY, NOVEMBER 30 at 10 am – 3,502 SQ. FT. CAR WASH ON 1.07± ACRES



3,502 Sq. Ft. 6-Bay Car Wash on 1.07± Acres 2807 W Kearney St, Springfield, Missouri 65803

Auction will be held at Hilton Garden Inn Springfield
4155 S Nature Center Way, Springfield, MO 65803

Open and Operating Property • 5-Bay Self Service & One Automatic Drive-thru Bay
• Built in 2006 • Property Zoned Highway Commercial

Equipment Highlights: The five self-service bays include: low pressure boom with gun and hose, low pressure boom with foam brush with hose, single spring loaded high pressure boom with hose and wand; JIM COLEMAN Coin and Control Boxes (Meter Box), Three in-mount coin vaults (located between Bays 1&2, 3&4, and Bay 5); Two DOYLE stainless steel vacuums (3 motors) with coin acceptor and coin vault, JIM COLEMAN dual vacuum/combination vacuum and carpet cleaner (components for carpet cleaner missing), JIM COLEMAN dual vacuum/combination vacuum and fragrance machine (components for fragrant machine missing); Three mechanical drop box vending machines, HAMILTON dollar bill changer; ROWE dollar bill changer. The drive-through car wash is a JIM COLEMAN WATER WIZARD 2.0 TouchFree Automatic; WASH SELECT AUTO CASHIER that accepts both bills and credit cards. It includes aluminum guide rails, Stop and Go sign, overhead doors (capable of air operation, currently manual), WATER WIZARD 2.0 pump stand with water tank and five chemical compartments, WATER WIZARD 2.0 Electrical Control Center, WATER WIZARD 2.0 Rail Heat Unit, BUSHNELL water softener with two salt tanks and four mineral tanks, wall mounted combo air conditioner/ heater unit 220 volts, ALAMO charcoal water filter unit, RAYPAK Boiler with circulating pump (419,430 BTU Output 511,500 BTU Input), Five bay JIM COLEMAN self-serve bay pump stand with control panel and reverse osmosis system, 265 gal. storage tank for reverse osmosis water (spot free), RAYPAK under-floor heat boiler with tank and pump, KOBALT 50 gal. 5 HP 175 PSI air compressor. Also included in the sale are steel shelf racks, stainless steel vacuum (shell only, components missing), Honeywell alarm system and miscellaneous office equipment.

Springfield, the third largest city in Missouri, is the economic hub of an area that spans 27 counties in Missouri and Arkansas and encompasses more than 1 million people. The Springfield metro workforce has grown more than 9.8% in the past ten years.

INSPECTIONS: Tuesday, November 1 | Tuesday, November 29
Other times by Appointment. 1 – 5 pm | 1 – 5 pm



BROKERS WELCOME!
2% Broker Participation



AUCTION DIVISION
507.285.1444
Rochester, Minnesota

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM • REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!