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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



Auction will be held at: Comfort Inn

609 E. Russell Ave

Warrensburg, MO 64093 ussell Ave



Comfort Inn
Warrensburg Station PLAYERS (9)

Perfect Hotel Location

TRACT 1

ERussell

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

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, at the time of 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 OR www.maascompanies.com

TUESDAY, NOVEMBER 29 AT 10 AM $-25\pm$ 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.



Monday, October 31 1-5 pm

Monday, November 28 $1-5 \, \mathrm{pm}$



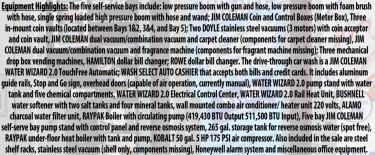
WEDNESDAY, NOVEMBER 30 at 10 am -3,502 SQ. FT. CAR WASH ON 1.07 \pm ACRES



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 Sprinafield 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



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 Rochester, Minnesota