

**SELLS TO THE HIGHEST BIDDER
REGARDLESS OF PRICE!**



ABSOLUTE ESTATE AUCTION

GEORGE PHILIP WALES
To settle the estate of George Philip Wales, this excellent multi-family property is being sold to the highest bidder at absolute auction.

FRIDAY, SEPTEMBER 24TH, 12:00 PM

108, 110, 112, 114 N. Crest Dr., Raymore, MO 64083

Property Directions: US-71, E on SR-58 (3.5 miles), N on Crest Dr. to 4-plex on left OR SR-291, W on SR-58, N on Crest Dr. to 4-plex on left.

EXCELLENT 4-PLEX SELLS WITHOUT RESERVE!

Instant income! Three 2BR units + one 3BR unit. All units have appliances, garages, and spacious basements. Great location with stable tenants makes for excellent ROI.

Sells to highest bidder regardless of price. NO MINIMUM BID!

Open Houses: Sundays, September 12th & 19th, 2-4 PM

SAMPLE UNIT DETAILS

(114 Crest Dr. - 2 BR)

MAIN LEVEL

- **Living Room:** 14x17; vaulted ceiling with fan, wood burning fireplace, carpet
- **Kitchen/Dining Room Combo:** 10x17; Roper 18 cu ft refrigerator, Whirlpool electric stove, Braun hood, stainless sink with disposal, bay window, carpet & vinyl
- **Hall Bathroom:** 5x7; single vanity, small wall cabinet
- **1-Car Garage:** 12x21

2ND FLOOR

- **Master Bedroom:** 12x14; vaulted ceiling, Jack & Jill bathroom access
- **Bedroom 2:** 12x14; vaulted ceiling, Jack & Jill bathroom access
- **Jack & Jill Full Bathroom:** 5x7 water closet, shower/tub combo, individual vanity areas 4x5

BASEMENT

- Unfinished 17x32; washer & electric dryer hook up, HVAC & water heater access, sump pump

LIVE Online Bidding Available
at www.CatesAuction.com!



**3 OF 4
CURRENTLY
LEASED!**

*Great location with
tremendous R.O.I. potential!*



CATES
AUCTION & REALTY Co., INC.

- SINCE 1942 -
Kansas City's Oldest & Most Experienced

816-781-1134 / 877-781-1134
WWW.CATESAUCTION.COM

ABSOLUTE ESTATE AUCTION

AUCTION DATE:

Friday, September 24th, 12:00 PM

AUCTION LOCATION:

108, 110, 112, 114 N. Crest Dr., Raymore, MO 64083

OPEN HOUSES:

Sundays, September 12th & 19th, 2-4 PM

EXCELLENT INCOME-PRODUCING 4-PLEX NO MINIMUM BID!

SAMPLE UNIT

(114 Crest Dr. - 2 BR)



TOUR ALL
4 UNITS
DURING AN
OPEN HOUSE!

BUY IT NOW!

Call us at 816-781-1134 for details
on making a pre-auction offer.

FEATURES & NOTES

- Three 2BR units each rent for \$625/month (Unit 114 available)
- One 3BR unit rents for \$685/month
- All units have garages & basements
- Residents pay utilities
- Ray-Pec School System
- Tours of all units available during published open house times
- MLS# 1688833

NEW TO AUCTION?

4 QUICK TIPS

1. **Research** the property at www.CatesAuction.com and download a "Property Information Package" that will provide more info about the property and auction.
2. **Attend** an open house event to tour the property and talk to a representative.
3. **Ask** questions. Call us at 816-781-1134 or email us at sold@catesauction.com with any questions you may have.
4. **Bid.** There are 3 easy ways to buy. You can make an offer in advance of the auction or bid live on the internet or onsite.

VISIT WWW.CATESAUCTION.COM FOR COMPLETE TERMS AND CONDITIONS, DETAILED PROPERTY INFORMATION PACKAGE AND ADDITIONAL PICTURES.

Summary of Terms: 5% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 10% buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens. Subject to prior sale.

REALTORS / BROKERS

Earn **3% BAC** Offered on this property
Calculated on high bid



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