



# REAL ESTATE AUCTION

August 17th at 6pm



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## Coyote Pass HQ

188 ac in 8 Parcels

The Coyote Pass HQ auction provides the opportunity to purchase a well managed turn-key cattle operation with a 3BR, 3BA home on 188ac.

This farm will sell in 8 parcels ranging from 5+/-ac to 50+/-ac. Property features pipe and barb wire fencing, corrals, alley & cattle working area, gathering pens, 2 wells, 4 ponds, 8 waterers, a 45' x 90' Morton building and a 40'x90' Hay Barn.

SCHOOLS: Republic School District  
WATER: Private Well    ELECTRIC: Empire  
SEWER: Septic            GAS: Propane

### TERMS & CONDITIONS:

- 3% Buyer's Premium applies to this sale. Buyers-premium is an additional fee (3% of high-bid amount) paid by the high-bidder.
- All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller only.
- The high bidder must make a 10% non-refundable deposit (\$5,000 minimum) on sale day (cash, personal or cashier checks)
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the closing fee, title policy. Taxes will be prorated through date of closing.
- All bidders must register with CJ Auctions prior to bidding (registration is held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- Absentee bidders must pre-register and qualify through CJ Auctions 48 hours prior to sale day.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold CJ Auctions or their agents liable for damages to their person or property.

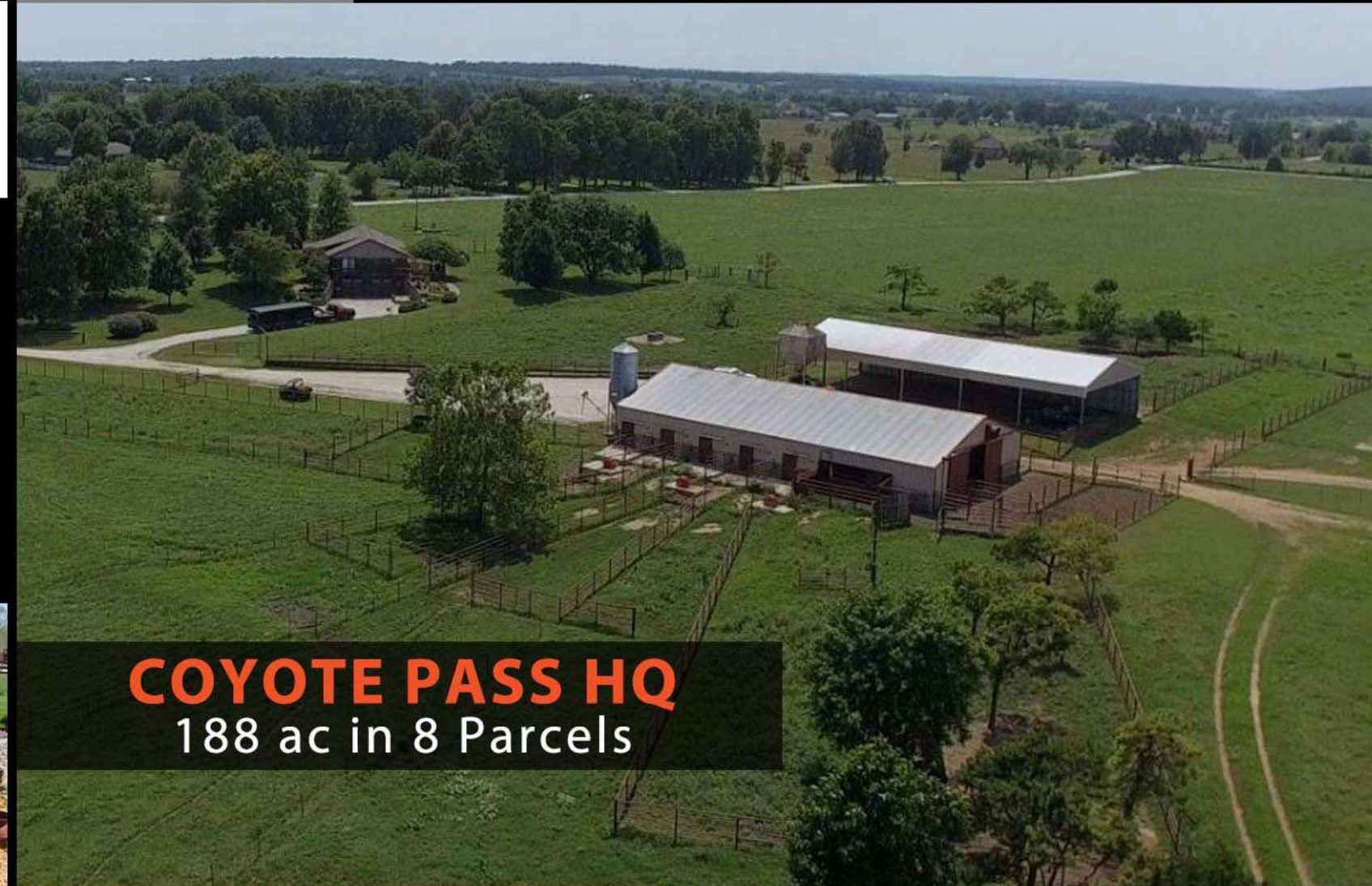
### DISCLOSURES:

- All parcels subject to any existing recorded easements.
- Buyer responsible for \$1,350 per parcel survey fee.
- Locations of parcel signs, maps and picture illustrations are for reference only. Refer to survey for boundaries if available and/or legal descriptions. Fence lines may not follow property boundaries per survey.
- No minerals convey.

CALL OR VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) FOR ADDITIONAL TERMS/DISCLOSURES, MAPS & PICTURES.



3% Buyer-Broker Compensation | online bidding available



## COYOTE PASS HQ

188 ac in 8 Parcels

**AUCTION DATE:**  
Thursday, August 17th at 6pm

**OPEN HOUSE/INSPECTIONS:**  
Sundays 2-4PM, July 30th, August 6th and 13th and one-hour prior to sale.

**PROPERTY DIRECTIONS:**  
Property located 1.5 miles west of Republic within the Republic School District.

**AUCTION LOCATION:**  
10811 West Farm Rd 188, Republic, MO



MO RE Lic# BRA2013007910 Ronn Cunningham

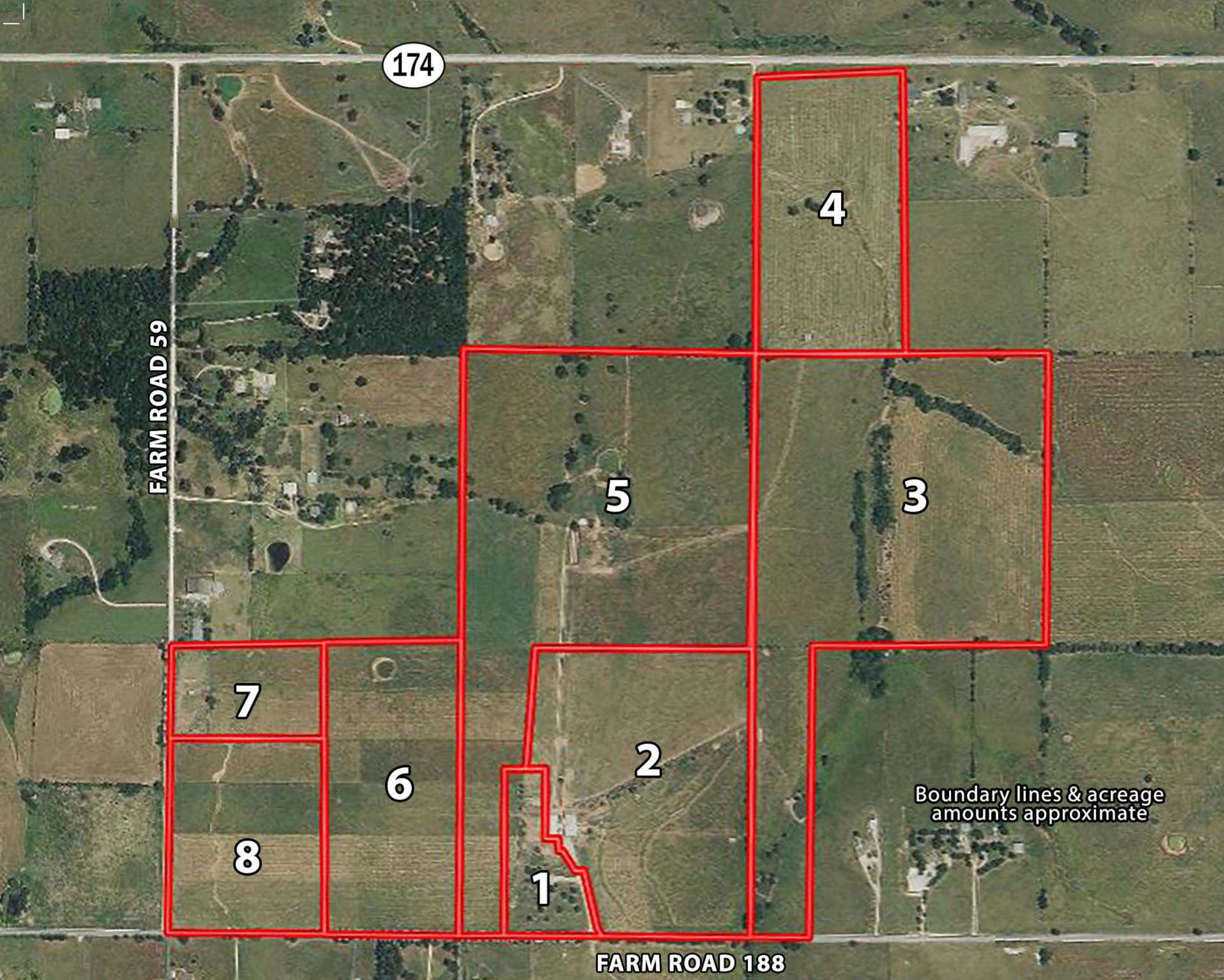
[cj-auctions.com](http://cj-auctions.com) | [info@cj-auctions.com](mailto:info@cj-auctions.com) | 918.550.8118

Current as of 7/19/17



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[info@cj-auctions.com](mailto:info@cj-auctions.com)





# COYOTE PASS HQ

# 188<sup>+/-</sup>

## TOTAL ACRES

- Parcel 1: 5+/- ac w/Home
- Parcel 2: 26+/- ac
- Parcel 3: 49+/- ac
- Parcel 4: 20+/- ac
- Parcel 5: 49+/- ac
- Parcel 6: 19+/- ac
- Parcel 7: 7+/- ac
- Parcel 8: 13+/- ac

Auction in Conjunction with:



Property is located in the Springfield proximity within the highly desirable Republic School District just 1.5 miles west of Republic.

Convenient to shopping, entertainment, medical facilities, restaurants and all of the amenities Springfield metro area offers.