

34.27 +/- ACRES OF COUNTRY LIVING
SEDALIA, MISSOURI

ONLINE AUCTION

BigIron
REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**OCT. 8-
OCT. 22, 2024**

BIDDING ENDS AT 11:00 A.M. CDT

Get a salebill, register and bid at

www.bigiron.com

Explore the Property from Above

DRONE TOUR



Seller: JUDITH BRADFORD ESTATE

Contact Your Listing Agents

GAGE SAULBEAMER 660.281.7556

JUSTIN HUBBS 660.619.5816

Information

Don't miss this unique opportunity to own 34.27 acres of country living, located just south of Sedalia. This property features a cozy 3-bedroom, 2 bathroom home, perfect for a peaceful retreat. With excellent hunting grounds and versatile pasture land, it offers endless possibilities for outdoor enthusiasts. This property boasts a 30' x 40' building with horse stables and a versatile 20' x 40' open lean-to, ideal for parking or various projects. Be sure to register and bid at www.bigiron.com

Location

ADDRESS: 22642 WESTMORELAND RD, Sedalia, MO 65301

Head south on US 65 from Sedalia, turn west on Westmoreland Rd, the property is located on the south side of the road. Look for the BigIron Auction Signs.

Legal Description

Pt. NW ¼ NE ¼ Section 7-44-21 Pettis County, MO, containing 34.27+/- acres.



BIDDING PROCESS

The bidding increments will be \$50/acre. The final sale price will be the highest bid. The Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning October 8, 2024, and ending October 22, 2024, at 11:00 a.m. This online auction features bidding extensions. The closing time will automatically extend when the property receives a bid in the last 5 minutes and close when there is no bid for 5 minutes. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to Landmann Title Company. The closing will be set on or before November 19, 2024. Possession of the property will be at closing. The earnest deposit can be made by a personal check, company check, or wire transfer with the balance due at closing. Seller will provide marketable title to the Buyer evidenced by title insurance. The Buyer will be responsible for all other closing costs. The 2024 taxes will be prorated up to the closing date. The property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the Seller and Buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the Seller. The property sells "as-is" subject to all rights of way and easements. Acreages are estimated based on records considered reliable and may differ from deeded or taxable acres. Bidders are responsible for conducting their own inspections and due diligence concerning the property. The final sale price is subject to the seller's confirmation once the bidding concludes.

Attend the Auction

Tuesday, October 22, 2024

9 a.m. CDT until bidding ends

BigIron Realty Office

1800 Liberty Park Blvd | Sedalia, MO 65301

BigIron Realty Agents will be at BigIron Realty in Sedalia, MO, on October 22, 2024, from 9:00 a.m. CDT until the conclusion of the online auction. Please come during the times scheduled to discuss the farm. BigIron Realty Representatives will assist Buyers with registering to bid online. You do not have to be present to bid online, but you are required to be available by phone.

REPRESENTING ATTORNEY:

James P Buckley
660-826-7373
Sedalia, MO

For more information and photos on
the property, visit WWW.BIGIRON.COM

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE



QUICK LAND SALES

When you list your property on our unreserved online land auction platform, it's **guaranteed to be sold after six weeks.**



MORE MONEY IN YOUR POCKET

Our unreserved online land auctions **consistently outperform** traditional auctions and listings.



UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Approaching 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

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4860 33rd Avenue
Columbus, NE 68601

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