

COMMERCIAL PROPERTY MEAT LOCKER/PROCESSING PLANT RUSSELLVILLE, MO

ONLINE AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**NOV. 21-
DEC. 05, 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: THE COVERED BRIDGE PROPERTIES, LLC

Contact Your Listing Agents

ARLYN SWARTZENTRUBER 660.287.2079

Information

This approximately 11,000 sq ft building is situated on 10.7+/- acres and is currently being occupied by the owner as a custom butcher shop, grocery storefront and deli. They are USDA certified, offering a full line of custom butchering. It features a 1,000 sq ft walk-in cooler and kill floor, making the set up perfect for a butchering facility. However, the possibilities are endless with this property! An investor could see the potential for a restaurant, or even hosting open-air markets, festivals, food trucks and so much more. With this property located just minutes from Jefferson City, MO, Versailles, MO, and US 50, you would never be short of customers!

The equipment is negotiable upon sale of property. The winning bidder of the real estate will be given the first opportunity to purchase the equipment. If the winning bidder declines, all equipment will be auctioned on BigIron Auctions

Location

ADDRESS: 4719 Locker Plant Lane, Russellville, MO 65074

Hwy C East of Russellville approximately 1.5 miles to Locker Plant Lane. Watch for the BigIron sign.

Legal Description

PART OF THE NW1/4 SW1/4; PART OF THE SW1/4SW1/4 OF SECTION 36, TOWNSHIP 44 NORTH, 14 WEST, COLE COUNTY, MISSOURI



BIDDING PROCESS

The bidding increments will be \$10,000. 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 property for 14 days beginning November 21, 2024, and ending December 5, 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 closes 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 before the auction closes or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer must enter into a written purchase agreement immediately after the sale with a 10% non-refundable downpayment to be payable to Cole County Abstract. The closing will be set on or before December 30, 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. The seller will provide a 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 before 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 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

Thursday, December 5, 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 December 5, 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.

TITLE COMPANY:

Cole County Abstract

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.

BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601
www.bigiron.com



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