

# RAY COUNTY SELF STORAGE 2.4± ACRES RAY COUNTY, MO

# UNRESERVED ONLINE AUCTION

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**AUGUST  
17-31, 2021**

**BIDDING ENDS AT 11 A.M. CDT**

Get a salebill, register and bid at  
[www.bigironrealty.com](http://www.bigironrealty.com)

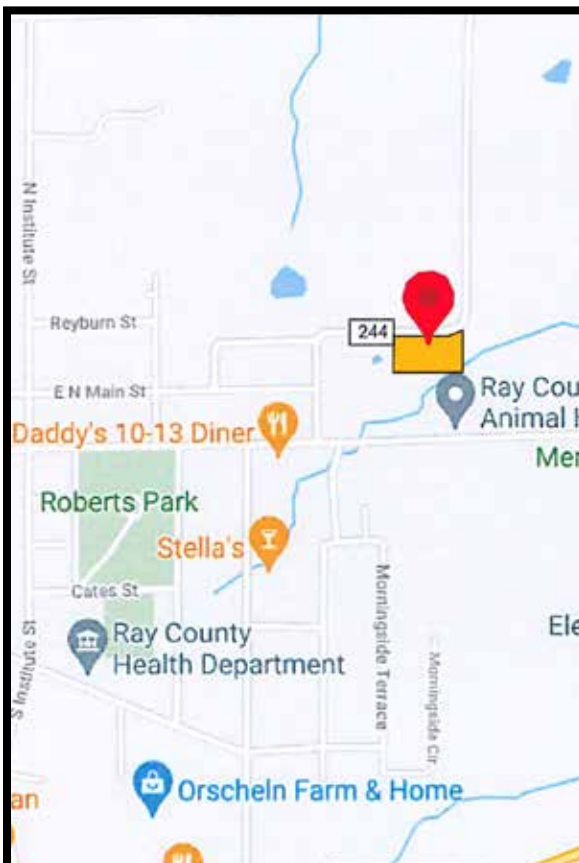
**Seller: Karl Hupp**

**Contact Your Listing Agents**

**Justin Hubbs 660.619.5816 | Gage Saulbeamer 660.281.7556**

Explore the Property from Above

**DRONE TOUR**



### Information:

Rare find! This auction will be 2.4 acres that contain 31 storage units in 3 buildings; 2 of the 31 units include docks for easy off-loading. There are also 3 oversized metal buildings at 30' x 90' each. This property also has an open acreage that would be perfect for expanding with more units or making it available for outside storage. They are secured with gates at each entrance. All contents of the units are going to sell with the units. This property is being sold AS-IS, with no guarantees.

### Location:

From Highway 13, take a right onto Crispin Street, stay on this for 0.8 miles, then take a left onto Daugherty Road. The storage units are roughly 0.8 miles on Daugherty Road to your left.

### Legal:

Sec 29-T52-R27, The north 230' (D) 219' (S) of blk "E: Richmond Subd. SE ¼ of SW ¼."

**2021 Taxes:** \$1,618.00

### BIDDING PROCESS

The bidding increments will be \$1,000. 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 August 17, 2021, and ending August 31, 2021, at 11:00 a.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. **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 Ray County Title Company, 203 W Main Street, Richmond, MO. The closing will be set on or before September 28, 2021. Possession of the property will be at closing. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before September 30, 2021. Seller will provide marketable title to the Buyer evidenced by title insurance. The Buyer will be responsible for all other closing costs. The 2021 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.

## Attend the Auction

**Tuesday, August 31, 2021  
9 A.M. CDT until bidding ends**

**Ray County Self Storage  
10599 Daugherty Road | Richmond, MO**

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

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 2021 BigIron Realty. All rights reserved.

For more information on the property, visit

[www.bigironrealty.com](http://www.bigironrealty.com)