

# ABSOLUTE REAL ESTATE AUCTION!

**3 Properties Will Be Sold at Auction, Same Location, Same Day.**

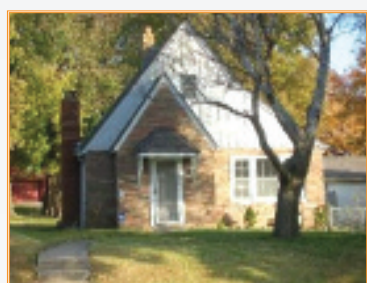
**NO RESERVE, NO HIDDEN CHARGES, NO BUYER'S PREMIUM!**

**AUCTION DATE: SUNDAY, JUNE 7, 2009 STARTING AT 1 PM SHARP!**

**AUCTION LOCATION: 376 N. Winnebago Dr., Lake Winnebago, MO**



**Lake Winnebago Property:** Located in the state of Missouri just south of Kansas City, this beautiful lakeside community is a wonderland of relaxation and recreation. Walk or bike through the city of tree-lined streets; enjoy the amenities of lake living, such as boating, fishing, skiing, or tubing. Get together with some of the equestrian enthusiasts and take a trail ride within the natural green space and open prairie land surrounding the city. Relax after a hard day's work with friends and neighbors at the Yacht Club. This beautiful 4-bedroom, 3-bath, lakefront home is surrounded by mature trees & its open and spacious floor plan allows year-round beautiful views. It has been completely remodeled with new hardwood floors, windows, solid-core doors, cabinets, counters, new appliances, new slate fireplace and fresh paint. It has a spacious walkout basement with a wet bar. **Lot:** F 49 Lake Winnebago. **Lot Size:** 105.5x75.2, **Square Footage:** 3,200, **Garage:** 2 car, **Dock:** (2) HydroHoist SeaDoo lifts, (1) HydroHoist large lift. The dock has brand-new composite flooring with a nice metal roof. It also has a water pump that can be used to irrigate the lawn. **Property Taxes:** \$3,938.00, **HOA Dues:** \$690.00. **Open House: May 24, 2009 from 1-4 PM & May 31, 2009 from 1-4 PM.**



**10630 E. Kentucky, Sugar Creek, MO:** **Kitchen:** 9x11, **Great Room:** 11x25, **Bed #1:** 10x11, **Bed #2:** 11x23, **Bath:** 5x9. This house has a new 30-year timberline roof, the old shingles were taken off and new OSB was installed. Brand New electrical, plumbing, framing, new Kitchen-GFI electrical, cabinets, counter, appliances with 5-year warranty for refrigerator and stove/oven, all new plumbing, new water heater, new bathroom, refinished hardwood floors, slate fireplace, new carpet upstairs, knockdown texture on all ceilings. **Lot Size:** 131x40, **Taxes:** \$624.00, **Lot:** #224 Sugar Creek Park. **Showing by Appointment Only.**

**10512 E. Scarritt, Sugar Creek, MO:** **Breakfast Nook:** 7x8, **Kitchen/Great Room:** 11x23, **Living Room:** 10x16, **Bedroom #1:** 9x11, **Bed #2:** 10x11, **Bath:** 5x6. This house needs total rehab, electrical, plumbing, HVAC, roof, windows, kitchen, bathroom. This house is located on 2 lots, probably the best two lots in the area because of the view behind the house. It is in a section of Sugar Creek that is being torn down and rebuilt with new homes selling for \$165,000. **Taxes:** \$711.00, **Lot:** Jackson Lithia Place Lots 134 & 135. **Showing by Appointment Only.**



**Also Selling at Auction:** 2000 Crownline 202 BR LPX Boat bought new in 2000, only 237 hours, LPX option (Captain's Call side exhaust), solid red with diamond graphics, 350 MAG MPI (300 HP), Bravo 1 outdrive dual batteries, very fast boat, aluminum wheels on trailer, surge brakes on trailer. 2005 Mitsubishi Eclipse bought new, has about 76,000 miles, oil changed every 3,000 miles, new Goodyear tires – with road hazard and free tire rotation for life (Wal-Mart), no body work, few scratches, 32-34 MPG on average, excellent car.



**Directions:** From Lee's Summit, take the MO-291 S ramp towards Harrisonville. Stay on MO-291 South driving past intersection MO-150, and past Saddlebrook Farm intersection. Turn left into the Lake Winnebago entrance. Watch for auction signs.

**Terms and Conditions:** 10% down on day of sale; Balance due at time of closing; Closing within 30 days of sale. Title insurance furnished. Taxes will be prorated. Possession will be upon closing. All statements made day of the sale take precedence over printed materials. Any potential buyers must have certified funds the day of the sale or a letter of credit from their bank for the down payment.

**Auctioneer's Note:** All Properties will be sold at the same location in Lake Winnebago, MO. This is an outstanding opportunity to buy 2 great investment houses and a beautiful waterfront home in one of Kansas City's finest lake developments in the Lee's Summit School District. If you are looking for a Lakefront Home with dock, you will not be disappointed. All major appliances will be sold with the real estate, not as personal property.



**Auction Co.**

P.O. Box 165 • Greenwood, MO 64034

**OWNER: ROB GOETZ**

**FOR ADDITIONAL INFORMATION, CONTACT:**

**Jerry, Jim & Todd Hertzog - Auctioneers**

**O: 816-590-6187 • E: todd@hertzogauction.com**

**www.hertzogauction.com**