

COMMERCIAL REAL ESTATE & MORE PUBLIC AUCTION

OWNERS: MR. & MRS. NORMAN AND TINA MAGILL

Location: 5 Miles West of Fairdealing, MO or Seven (7) Miles East of Doniphan, on State Hwy 160. Real Estate on Major Highway with High Traffic Count (3,940 per day-2012 Count) and

WATCH FOR SIGNS!!! WATCH FOR SIGNS!!! WATCH FOR SIGNS!!!

Mr. and Mrs. Magill, Due to Health Reasons, Will Be Selling The Following, To Include: Real Estate • Truck • Air Compressor • Hydraulic Car Lift • Four Wheeler Tires & Wheels • St. Louis Cardinals Seating and More on:

THURSDAY AFTERNOON

1:00 PM

NOVEMBER 7, 2013

Rain or Shine

Terms: See Sale Bill



REAL ESTATE:

- 40' X 80' Prefab Building
- 16' High Ceilings
- Four (4) 12' x 12' Roll-up Doors
- Reinforced Concrete Floors
- **Front Office:** 8' x 12' w/Walk Thru Door
- **Entrance Foyer:** 5-1/2' x 8'
- **Waiting Room/Parts Room w/ Counter:** -18' x 20' w/9' Checkout Counter
- **Bathroom:** 11' x 6-1/2' w/2-1/2' x 3-1/2' Offset
- **Washer & Dryer Hookup:** Located in Bathroom
- Dual Entrances on Both Sides (4 Total) Office and Restroom Area
- Reznor Ceiling Hung LP Furnace
- Two (2) Walk out Doors in Rear (One Both Sides)

- **Hot Water:** 40 Gallon Electric Hot Point Water Heater
- Peg Boards on Wall for Parts
- Shop Work Benches
- **Lighting:** Drop Ceiling Lighting
- **Electric:** Lots of Electrical Plug Ins
- **Storage Area:** 16' x 38' Above Office Area
- **County Water**
- **Sewer:** Septic (Size & Field Line Unknown)
- **Lot Size:** 150' x 150'
- **Taxes:** \$495.07 year
- Commercial Driveway
- Graveled Parking Area
- All Doors & Windows Have Security Bars

Building Approx. 10 Years Old and Was Formerly Known as River Runners Marine Service, a PCW (Personal Water Craft) and Boat Repair Business. **Note: Nice Building and Additional Property Available!!**

St. Louis Cardinals Seating

2 Pair of St. Louis Cardinals Seats From the Old Stadium

PLEASE BE ON TIME!!!

LARGE ITEMS ONLY

**Real Estate
Will Sell at
1:00 PM Sharp**



TERMS ON REAL ESTATE: 10% Down Day of Auction
• **3% Buyers Fee** (10% & 3% Will Be Paid By Separate Checks). Taxes Will Be Prorated to Date of Closing. Title Insurance will Be Split 50/50 Between Buyer and Seller. Seller to Furnish General Warranty Deeds. Possession 30 Days or Less From Closing.

**Shown by Appointment Only By Calling
Auction Company or Go Online at
www.speedyketchersideauctionandrealty.net**

Car/Truck Lift

9000# Automatic Lift w/Safety Stops • Hydraulic • Adjustable • Bolted to Floor for Easy Removal • Works and Looks Good • Approx 7 Years Old

Air Compressor:

Campbell Hausfeld Verticle Air Compressor • 60 HP • Three Phase • Approx. 5 Years Old.

Tires & Wheels:

Set of Four (4) Mudwiser Pirelli AT 27x10-12 Four Wheeler Tires • New and Mounted on Four (4) New AMS Aluminum Wheels

Truck:

2004 Ford F350 Super Duty, Crew Cab, XLT Pickup, 4 Door, 8 Ft. Bed • 4 Wheel Drive w/6.0L Power Stroke Diesel • Sport Package • Automatic • ABS (4 Wheel) • Air • Power Windows & Locks • Cruise Control • Power Steering, Tilt Steering Wheel • AM/FM/CD • Dual Air Bags • Running Boards • Towing Package • Duals • Premium Wheels • New Tires on Rear • Goose Neck Hitch • Banks Hi-Ram Intake • Less Than 107,000 Actual Miles • Well Maintained! Ride & Drive
Auctioneers Note: Truck Will Be Offered and No Reasonable Offer Will Be Refused!!



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