

NO RESERVE REAL ESTATE AUCTION

510 SOUTH INDEPENDENCE, TIPTON, MO ~ COMMERCIAL PROPERTY

Due to health concerns, we are discontinuing our business at Back Nine Venue and will sell the following described real estate at public auction located: From the Junction of Highway 50 & Independence Avenue in Tipton (between O'Reilly Auto parts and the Twin Pines Motel), go south on Independence Avenue 1 block to Stonner Street. Turn left (east) on Stonner St. and the property will be on the immediate right (on the south side of Stonner Street). Watch for the orange sale signs:

THURSDAY SEPT 29TH 2022 6PM

COMMERCIAL PROPERTY

This 8,000 square foot building is very well located in Tipton, MO. The building could have many uses as it offers a great deal of flexibility. The building has 3-phase electric, city water and sewer, 5 air conditioning units, and a hot water heating boiler unit. In addition to these features the property has a county approved kitchen with a Vulcan gas stove (with 6 burners and an oven), an electric oven, a range hood, a stainless-steel washout sink, 2 bathrooms, a storage area, and an office area. The lot is 125' x 250' which provides plenty of parking. One major plus for the property is the 3-phase power, which makes it desirable for various manufacturing endeavors. The property could serve a number of retail purposes, and could even be converted to use for residential needs.



**CONTACT THE AUCTIONEER FOR
PROPERTY VIEWING**

AUCTIONEERS NOTE:

This was the old bowling alley in Tipton. The building has a great deal of versatility with plenty of parking right in town. To view the property please contact the Auctioneer. Have your finances in order as the property will sell to the HIGH BIDDER with NO RESERVE!

TERMS: The property will sell absolute to the high bidder with **NO RESERVE**. We will require \$10,000 down on sale day, with the balance due at closing to be held on or before Monday, October 31st, 2022. Seller will provide an owner's title insurance policy; buyer is responsible for any lender's title insurance. Taxes will be prorated at closing, and the closing fee at the title company will be split 50/50.

Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures!



Owner: Back Nine Venue LLC

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE LLC

(573) 378-8822 Cell (660) 347-5656 Office dickhutchisonauction@me.com
Auction Associates: Toby Brown (660) 473-6008 or Sam Trelow (660) 281-7710

As always, No buyer's premium or fees...

What you bid is what you pay!

Not responsible for accidents. Statements made day of sale take precedent over all printed material. The Auctioneer and owner deem all above information to be reliable but make no guarantees either stated or implied.