

# COMMERCIAL REAL ESTATE & EQUIPMENT AUCTION

25945 118<sup>th</sup> Trail, Marshall, MO ~ 21.5 Acres m/l at the Northeast Corner of 65 Hwy & I-70

Due to health concerns, we will sell the following Real Estate and equipment at public auction located: From the Junction of I-70 and 65 Highway, take 65 Hwy north  $\frac{1}{4}$  mile to the Outer Road (118<sup>th</sup> Trail). Turn right (east) on the Outer Road and continue 7-tenths of a mile to the sale site on the left. Watch for signs:

## SATURDAY, OCTOBER 10TH, 2015 @ 10AM

### 21.5 ACRE M/L OF PRIME COMMERCIAL REAL ESTATE:

This acreage sits on the northeast corner of the I-70 & 65 Highway Junction. The property is extremely visible with approximately 2,200ft of frontage on the I-70 Outer road. With a traffic count of over 25,000 cars per day on I-70 and nearly 7,000 more on 65 Highway, virtually any commercial endeavor would be feasible! In addition to a beautiful 2 acre lake, the property includes the following:

#### COMMERCIAL BUILDING WITH LIVING QUARTERS:

This is a 4,000 square foot commercial space that has been recently remodeled to serve as a central office as well as spacious living quarters. The building also offers a nice kitchen, large public restrooms, laundry facility (Complete with 5 *Wascomat* WE16 coin operated front load washers & 2 sets of *Dexter Thoroughbred* coin operated stack dryers), a utility area, and plenty of storage space. The building has 3 central heat & A/C units that serve various areas, as well as a pellet stove for a backup heating source. The building also has a heavy 26 gauge metal roof that is only 2 years old!

**CAMPGROUND & POOL:** The campground area offers 60 separate campsites (38 with electric, water & sewer, 10 with electric & water, 12 dry sites), in addition to a playground area and a 24' x 54' in-ground pool with fence & pool house. There is even a new 15' x 32' steel frame picnic pavilion with heavy steel roof, electricity and concrete floor.

**SHOP / GARAGE & STORAGE SHED:** There is a 24' x 60' shop on the east end of the property that could serve a number of purposes. The shop has a concrete floor, electricity and one oversized overhead door, along with a new 26 gauge metal roof and new wood siding that are both only 2 years old. There is also a nice 10' x 20' storage shed on a slab just behind the commercial building that had a new roof put on in 2012.

**HOME:** On the north side of the property you will find a 1981 Atlantic / Concord Homes 60' doublewide mobile home. The home is a 3 bedroom, 1.5 bath, that is currently being used as storage. The home would need some work inside, but it has vinyl siding, and has had several of its windows replaced with thermal pane windows.

**BILLBOARD:** There is a 16' x 40' billboard on the property that could be used for your business, or rented out to generate additional income for the property.

**ACREAGE:** The property boasts Marshall City water, its own State Licensed sewage system, and is in the Marshall School District.

#### TRACTOR & EQUIPMENT

- 1 - John Deere 2750 with John Deere 620 loader, cab with A/C, only 500 hours on complete overhaul, S#L02750G567475
- 1 - John Deere MX10 3pt brush hog
- 1 - Set Bale forks (for loader)
- 1 - Speeco Cat 2 Quick Hitch



#### CAMPER & CARPORT

- 1 - 1999 Breckenridge Park model travel trailer with 2 slideouts, would make a great hunting cabin (prior salvage title)
- 1 - Heavy gauge metal 12' x 20' carport (nice)

#### GUNS & AMMO

- 1 - Remington model 700 7mm Rem mag bolt action, *Leupold* scope
- 1 - Winchester model 70 .300 Win mag, bolt action, *Leupold* scope
- 1 - Remington model 700 6mm Rem, bolt action, *Leupold* scope
- 1 - Interarms Mark X caliber .308, bolt action, *Redfield* scope
- 1 - Remington 12ga, on Browning A-5 pattern, plain barrel, mod
- 1 - Remington model 1100 12ga vent rib, 2  $\frac{3}{4}$ " full
- 1 - H&R Topper .410, 3" full
- 1 - Small lot knives
- 1 - Winchester 9422 lever action .22 Win mag
- 1 - Savage Mark II .22LR
- 1 - Lot misc.

#### MOWERS AND LAWN EQUIPMENT

- 1 - Kubota ZD21 zero turn diesel mower, 60", 915hrs
- 1 - Husqvarna LGT2654 rider, 54", 26hp hydrostat, 240hrs
- 1 - Troy Built 21" self-propelled mower
- 3 - Chainsaws
- 1 - 5gal backpack sprayer
- 1 - 30gal ATV sprayer
- 1 - Echo weed eater
- 1 - Troy Built weed eater

#### KITCHEN EQUIPMENT & FURNITURE

- 1 - 2 bay stainless sink
- 1 - Kenmore upright freezer
- 1 - Hobart 1712E commercial meat slicer with auto feed
- 1 - Frigidaire stainless gas range
- 1 - Emerson stainless microwave
- 1 - 5' stainless prep table
- 1 - 6' stainless prep table
- 1 - Frigidaire stainless refrigerator
- 1 - Lot shelving
- 1 - Lot misc. kitchen items & household items
- 1 - Executive desk
- 1 - Credenza
- 1 - Small desk
- 4 - New York Adirondack chairs
- 2 - Adirondack gliders
- 2 - Leather rocker recliners
- 1 - Leather couch
- 2 - End tables
- 1 - Drafting table

#### TRUCK & TRAILERS

- 1 - 1997 Ford F-350 XLT, extended cab dually, 2WD, gas 460, auto trans, dual gas tanks, 173k miles
- 1 - 2014 DooLittle 26' gooseneck dual axle flatbed
- 1 - 12' single axle custom welding trailer with Lincoln SA-200 ARC welder/Generator (complete with bottles)

#### TOOLS & MISC.

- 1 - DeWalt reciprocating saw
- 1 - Lot welding tools
- 1 - DeWalt 10" miter saw
- 1 - DeWalt cut-off saw
- 1 - Coleman camp stove
- 1 - Utility lawn cart
- 1 - Campbell Hausfeld 10gal air compressor
- 2 - Aluminum ext. ladders
- 1 - Aluminum step ladder
- 2 - Wheel barrows
- 1 - Lot pipe stands
- 1 - Lot log chains
- 1 - Lot clamps
- 1 - Lot grinders
- 1 - Lot HD power tools
- 1 - Lot electrical supplies
- 1 - Small lot pipe fitting equipment
- 1 - 4" pipe beveler
- 1 - DeWalt transit
- 1 - Metal shear
- 1 - Lot misc. tools

**CONTACT AUCTIONEER  
FOR PROPERTY VIEWING**

**AUCTIONEER'S NOTE:** This property is extremely versatile! With a location like this, it would be ideal for a fireworks outlet, a restaurant, retail space, a truck stop, a warehouse, a machinery dealership, or an R.V. park & dealership just to name a few! It has had several updates in the last few years, and has been well maintained. Just a short hour from Kansas City, less than 45 minutes from Columbia, 20 minutes from Sedalia or Boonville, and only 15 minutes from Marshall!

**TERMS:** The opening bid on the property will be \$99,000. Any bid at or over this amount, and the property sells to the high bidder. We will require \$30,000 down the day of the auction, with the balance due at closing to be held on or before Tuesday, November 10<sup>th</sup>, 2015. Seller will provide an owner's title policy, and the buyer will be responsible for any lender's policy. Taxes prorated at closing, and the closing fee split 50/50.

Be sure to visit:

[WWW.AUCTIONARROWS.COM](http://WWW.AUCTIONARROWS.COM)

For more pictures & a flyover video!

**AUCTIONEER'S NOTE:** We have a very nice collection of items to sell here! The tractor is ready to go to work, and the welding rig is one of a kind. You will really like the gun collection as well. Plan to join us for a fun sale Saturday, October 10<sup>th</sup>!

**Owners: Mickey & Debbie Bosarge**

**AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE L.L.C.**

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

What you bid is what you