



# COMMERCIAL REAL ESTATE AUCTION



Storage Units ~ Bed & Breakfast ~ Rental Property with Office Space

All in Versailles, MO

We will offer the following described commercial real estate at public auction located: Each property will be sold on sight (see below for directions). Watch for signs on

## THURSDAY, JULY 23RD, 2015 @ 6-7:30PM

### TRACT #1 - VERSAILLES SELF STORAGE



**14891 HWY 52 - 6:00PM**



- 6 – 10'x 25' units (rent for \$50.00/month)
- 12 – 6'x 10' units (rent for \$20.00/month)
- 3 – 12'x 30' units (rent for \$70.00/month)
- 1 – 12'x 40' unit (rents for \$80.00/month)
- 4 – 10'x 32' billboards (brings in 800.00/month)
- Currently all units but one rented, all four signs currently rented, many long-term renters
- Sits on 3.2 acres m/l right on 52 Highway (with a traffic count of over 7,000 cars per day)
- Extra gravel pad for future expansion

**TRACT #1 DIRECTIONS:** From the junction of 5 & 52 Highways (east of Versailles) go west on 52 Hwy ¼ mile to property on the north (east of Weaver Tire).

**TRACT #1 TERMS:** Tract #1 will sell ABSOLUTE to the high bidder with NO RESERVE. We will require \$10,000 down the day of the auction, with the balance due at closing to be held on or before Monday, August 24<sup>th</sup>, 2015. Seller will provide an owner's title policy, and the buyer will be responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee will be split 50/50.

**AUCTIONEER'S NOTE:** Here is a property with a great location and immediate income production. The units are nearly full, and in good repair. The signs generate considerable income with minimal management as well. Have your finances in order, as the property sells to the high bidder without reserve!

The Rambling Rose is a functioning Bed & Breakfast right off the square in downtown Versailles. It features 3 bedrooms, each with its own bathroom. Common areas include a nice kitchenette, and a comfy living room with fireplace where guests can relax. There is beautiful hardwood and wood trim throughout the cottage, which is decorated with all the right touches. The business will come completely furnished (nice antique furniture) and ready for business. The property has central (natural gas) heat and A.C., and is on city water & sewer. The exterior is maintenance-free vinyl siding with a metal roof that is only 5 years old. The cottage is on a large corner lot, with plenty of shade trees, shrubbery & landscaping.

### TRACT #2 - RAMBLING ROSE COTTAGE



**104 S. VAN BUREN ST. - 6:45PM**



**AUCTIONEER'S NOTE:** Here is a functioning business that has averaged \$12,000 in revenues over the past couple of years! This is your opportunity to make your mark on a good business. Have your finances in order, as the property sells to the high bidder without reserve!

**TRACT #2 DIRECTIONS:** Just a block east of the courthouse square, at the corner of Van Buren & Jasper Street (across from First Baptist Church).

**TRACT #2 TERMS:** Tract #2 will sell ABSOLUTE to the high bidder with NO RESERVE. We will require \$7,500 down the day of the auction, with the balance due at closing to be held on or before Monday, August 24<sup>th</sup>, 2015. Seller will provide an owner's title policy, and the buyer will be responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee will be split 50/50.

### TRACT #3 - RENTAL & GARAGE



**307 E. NEWTON - Sells Immediately after tract #2**

This 2-story 2,130 square foot home sits just off the square in downtown Versailles. The property currently provides office space for a bail-bond office, in addition to serving as a 4 bedroom rental home. The home has a central heat system, and is cooled by window A.C. units. Just east of the home is a 24' x 24' detached garage that has been converted to a 2-unit storage facility. All together, the property is currently bringing in \$925.00/month with renters that have been there for the last 7 years.

**TRACT #3 DIRECTIONS:** Just a block east of the courthouse square, by the Morgan County Jail.

**TRACT #3 TERMS:** Tract #3 will sell ABSOLUTE to the high bidder with NO RESERVE. We will require \$5,000 down the day of the auction, with the balance due at closing to be held on or before Monday, August 24<sup>th</sup>, 2015. Seller will provide an owner's title policy, and the buyer will be responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee will be split 50/50.

**AUCTIONEER'S NOTE:** Yet another versatile property with plenty of income potential! And again... the property sells to the high bidder without reserve!

Be sure to visit:

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

For more pictures!

Owners: Stonecrest Properties L.L.C.

**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 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.