

This is a fantastic opportunity! A property with 10± acres, road frontage on both sides, and public utilities available could indeed be versatile for either multi-home development or commercial use.

American Legion Drive

Auction Held At
**AMERICAN
LEGION**

Hillcrest Drive

10±
Acres
in 2 Tracts
& Combinations

LAND Auction

849 American Legion Dr.
Festus, MO 63028

FRIDAY
January 12, 2024
12:00 PM



**AUCTION HELD
LIVE & ONLINE**

UNLIMITED POSSIBILITIES • RESIDENTIAL OR COMMERCIAL OPPORTUNITY
Road Frontages on American Legion Drive & Hillcrest Drive

800.380.4318 - harrisauctions.com - premierfarmrealtygroup.com



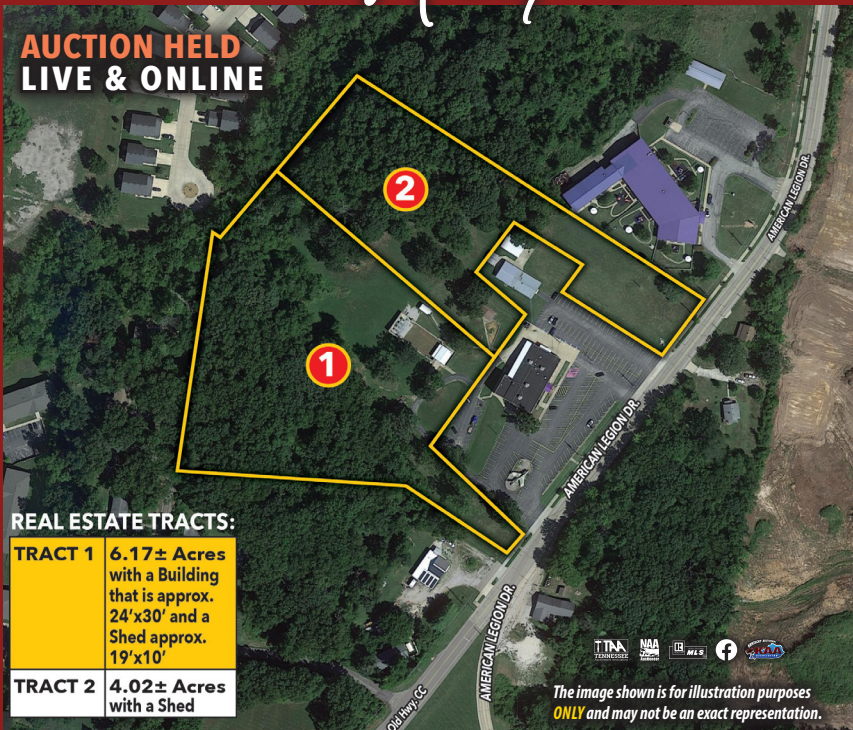
IN PARTNERSHIP WITH

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REAL ESTATE TRACTS:

TRACT 1	6.17± Acres with a Building that is approx. 24'x30' and a Shed approx. 19'x10'
TRACT 2	4.02± Acres with a Shed

The image shown is for illustration purposes
ONLY and may not be an exact representation.

REAL ESTATE TERMS: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

SURVEY: BUYER will be responsible for 50% of the survey costs.

CLOSING: Closing shall take place on or before 30 days from auction date.

FOR FULL TERMS go to harrisauctions.com

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

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Mayfield, KY 42066

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AUCTION HELD AT: 849 American Legion Dr, Festus, MO 63028



MICHAEL HARRIS
Principal Broker/
Principal Auctioneer
270-247-3253
MO# County Issued

IN PARTNERSHIP WITH



SEAN DAWSON
Broker-Salesperson
Premier Farm
Realty Group LLC
314-288-4015
MO# County Issued



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