

PUBLIC AUCTION

REAL ESTATE

BUSINESS EQUIPMENT & FURNISHINGS

WEDNESDAY, APRIL 26, 2017 - 10 AM
423 EAST LOGAN, MOBERLY, MO 65270



CENTRAL STATES
BROKERS & AUCTIONEERS

INSPECTION DATES: APRIL 8 & APRIL 11 FROM 10 AM - 1 PM

Randolph County Health Department (Seller)

Auctioneers: Scott Martin & Wally Iman

BrokersAndAuctioneers.com | 800-499-6774



REAL ESTATE TRACT 1:

Founded and constructed around 1910, Woodland Hospital served Moberly and the surrounding area until its closing around 1980. Situated directly across from that which was the city's other medical institution, Wabash Hospital, this structure originally consisted of an imposing two-and-one-half story buff brick building fronted by four, massive Ionic columns supporting a high-relief overhang, completing the Greek Revival façade. The modernized entry leads to a Nouveau/Deco transitional staircase and second and third floors were serviced by an early, (inoperable) elevator. The original building has a partial basement housing original heating and electrical systems with some modifications.

A modern addition to the hospital served as a clinic until the property was occupied by the Randolph County Health Department. The entire building was vacated by the Randolph County Health Department in early 2017 and housed their offices and treatment centers.

This large, unique edifice is situated on just under two acres in the heart of the City of Moberly and has a myriad of uses. The building is estimated to be 30,000 SF, more or less, with around 100 individual rooms on multiple levels and approximately 60+ off street parking spaces. Prospective buyers are welcome to view and make their own assessments as to condition, utility, systems and serviceability in advance of this auction.

REAL ESTATE TRACT 2:

193.5' by 50' vacant lot located just west of tract one on East Logan Street. This tract is a great building location with city services on-site and/or nearby.

REAL ESTATE INSPECTION DATES: APRIL 8 & APRIL 11 FROM 10 AM - 1 PM

REAL ESTATE TERMS & CONDITIONS:

A 10% buyers' premium is to be applied to the final bid price to arrive at the contract sales price. 10% of the contract sales price, payable to Town & Country Abstract is due day of auction upon entry into a Contract for the Sale of Real Estate at Auction in the form of a personal or company check. The balance of the purchase price is due, in certified funds and possession given at closing on or before the 26th day of May, 2017.

Seller will provide title insurance in the amount of the contract sales price and pay Seller-incurred closing fees. Buyer to be responsible for Buyer's own closing fees and/or any other fees incurred by Buyer in the transaction. The Contract for the Sale of Real Estate at Auction is for "cash" and is not contingent upon financing and/or inspections.

The Seller acknowledges and discloses that the property was constructed during an era when materials, now deemed to be potentially hazardous, may have been used. There is potential that lead, asbestos and radon may exist, but to unknown degrees. Buyers should make their own inspections to satisfy any concerns relating to the above. The property is being sold on an "as-is, where-is basis, subject to all faults, if any." No warranties are being made, expressed or implied, by the Seller or the Auction Company except as to title.

Property sells subject to seller confirmation. Announcements made day of auction take precedence over printed matter. Owner & Auction Company not responsible for accidents, theft or injury.

BROKER PARTICIPATION: A commission will be paid, at closing, to any properly licensed Missouri real estate broker who registers a bidder (bidder may not have made previous contact with auction company) who becomes a successful Buyer at this auction and closes by the contract closing date. Registration terms and conditions are outlined in the Broker-Participation form. This form may be obtained by request from the auction company and must be completed, signed by agent and buyer prospect and returned to auction company no later than 5 PM Friday, April 21, 2017. No exceptions.



PERSONAL PROPERTY:

Generac propane generator with switch (6.8L, 130 KW); 1000 gallon propane tank; ETX Electronic X-ray machine w/ timer; Wittco commercial double oven; commercial dishwasher; (2) Soda vending machines one being an older model 7Up; Snack Time vending machine; unique iron fence; GE deep freezer; upright freezer; refrigerators; washing machine; clothes dryer; many 4 & 2 drawer file cabinets, some fireproof; many lateral file cabinets; several nice metal storage cabinets; lots of metal shelving varying in sizes; floor buffers; buffer pads; some electronic equipment (TV's, copy machines, etc.); multiple office desks and chairs of varying shapes and sizes; folding tables; book shelves; set of old school lockers; exercise equipment; variety of furniture and much more...

AUCTIONEERS NOTE: Don't be fooled by this listing, there are a hundreds of items. Many of these are like items, desks, chairs, file cabinets and shelving, storage cabinets. If you are in the market for good office or business related merchandise PLAN TO ATTEND THIS AUCTION!