

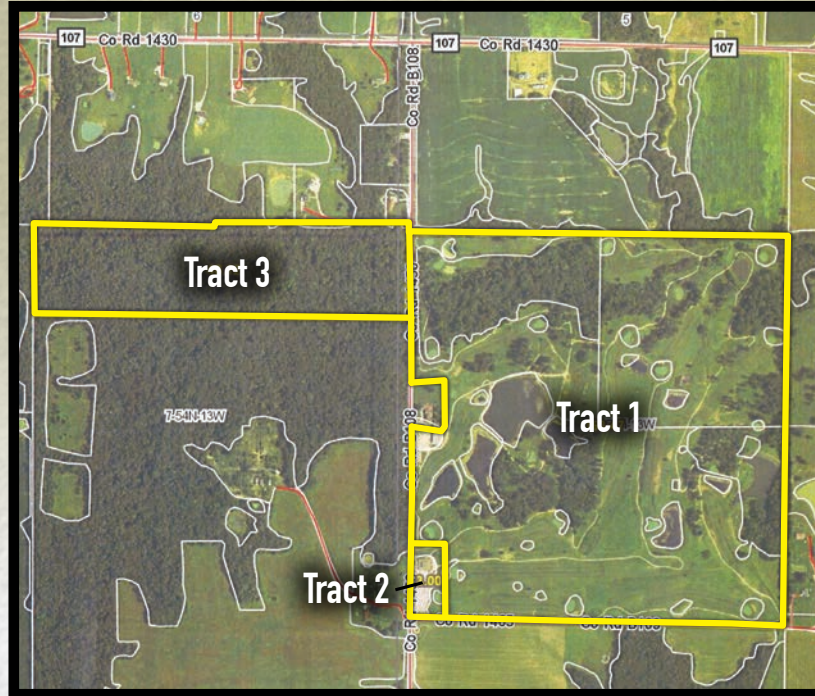
# HUGE PUBLIC AUCTION

3404 CR 1450  
MOBERLY  
MISSOURI  
65270

- FARMLAND/RURAL REAL ESTATE
- CLUBHOUSE COMMERCIAL BUILDING
- GOLF COURSE EQUIPMENT
- CLUBHOUSE FIXTURES & EQUIPMENT



FRIDAY, MARCH 27TH, 2015 10:00 AM



As we have ceased operation of Elk Creek Golf Club (formerly Timber Lake Golf Course), we will sell at Public Auction a full line of golf course equipment, clubhouse fixtures and equipment, farm land and a completely remodeled clubhouse.

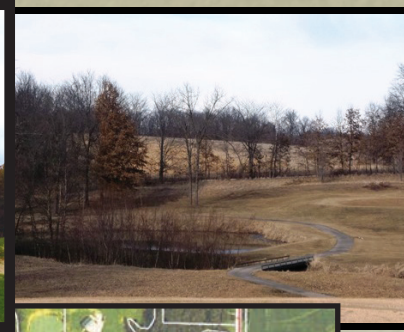


**Auctioneers:**  
Wally Iman 660-281-0559  
Scott Martin 660-833-5182  
Dave Atkinson 660-788-3333  
Glenn Higgenbotham 573-473-8991

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# REAL ESTATE SELLS AT 12 NOON



## TRACT 1

### 163.47 ACRES FARM LAND/PASTURE LAND WITH SUBSTANTIAL WATER

Selling at this auction will be 163.47 surveyed acres, formerly Elk Creek golf course which consists of approximately 100 open, potentially tillable acres, 50-55 wooded acres and approximately 5 acres of water in lakes and ponds. This picturesque real estate offering is comprised of a complete quarter section of land with public roadways on the West and South. A new well capable of pumping into the lake system was drilled in 2013 and has an approximate capacity of 44 gallons per minute and a pump house capable of pumping 1,000 gallons per minute giving the owner an option of irrigating a good portion of the land or simply providing ample stock water. Potential uses are row crop land, pasture or hay land, vineyard, orchard or other agricultural applications. The property has been carefully manicured since the mid-90's and nearby properties have been subdivided to small acreage residential lots. The property is improved with a modern, metal clad 50' x 80' machine shed (formerly used for cart storage) and in very good condition and a large 60' x 95' older barn which was used as a maintenance facility and in fair condition. This tract sells subject to easements to keep and maintain septic systems in favor of adjoining home (McCormick) on the extreme west side of the property and for Tract 2 in the southwest part of the property.

## TRACT 2

### COMPLETELY REMODELED CLUBHOUSE ON 3 ACRES

This substantially remodeled clubhouse has unlimited potential uses. Measuring some 4,657 square feet in two stories above grade, this building also has a full basement. The main floor (3,372 square feet) consists of a completely remodeled retail space, bar area and meeting room capable of seating about 100 persons. The ground floor also includes his and hers restrooms which meet ADA standards.

The second floor (1,285 square feet) has also been remodeled to include a three room apartment and another efficiency apartment, each with their own ¾ baths. All work has been completed in the last three years. The basement is used for storage and has an office as well. This building has tremendous potential as a business or residential use. Obvious business potentials include restaurant, winery, meeting space, corporate retreat. With substantial remodeling in place, this building could also be easily converted into single family living space or a multi-family income property. This property sells with a perpetual easement to keep and maintain the septic system and lagoon located in the southwest portion of Tract 1.

## TRACT 3

### 42.24 ACRES WOODED LAND / HUNTING LAND

This tract lies directly across County Road 1450 from Tract 1 and gains its access from the gravel road. With some initial clearing, this tract makes for an excellent location to build your dream home in the Northeast R-IV (Cairo) school district. Rural water is available along the east side of County Road 1450. This wooded tract of land may also serve as an excellent hunting location with a creek running through the heart of the property that offers both cover and a water source for deer and other wildlife.

**TERMS ON REAL ESTATE:** 10% earnest money due day of auction in personal or business check payable to Preferred Land Title, Columbia, Missouri. Balance due at closing, on or before April 27, 2015. Closing to be held at the office of Central States Land & Auction, 1008 West Highway 24, Moberly, Missouri. Seller will furnish title insurance in the amount of purchase price. Tracts 1 and 3 have been recently surveyed. Tract 2 will be surveyed prior to closing. While Sellers all live a substantial distance from this property and are seriously motivated to sell all tracts at this auction, they do reserve the right to accept or reject final bid on any or all tracts. Tracts will be offered individually and not in combination. All property sold on an "as-is, where-is" basis with no warranties except as to title. Taxes on all real estate to be pro-rated to the date of closing. All three tracts sell subject to a Declaration of Restrictive Covenants, see [landandauction.net](http://landandauction.net) for details. Announcements made day of auction take precedence over all advertising or printed matter.





### FARM & GOLF COURSE EQUIPMENT & ATTACHMENTS:

John Deere 5105 w/ 541 loader, Massey Ferguson 1240, John Deere 1545 mower, (2) John Deere 1445 Series II mower, (3) Toro Greensmaster 3100's, Reelmaster 5100-D fairway mowers, (2) Toro 5100 fairway mowers for parts, (25) DS Club Car gas powered golf carts, (2) Jacobson SV 3422 Utility Trucks, Toro sprayer rig, Toro Sandpro 3000 bunker rake, 3 pt. hitch Toro-93 slit seeder, Cushman Turf Truckster, Jacobson seven gang reel mower, Toro Greens aerifier, Olathe slit seeder, Reel mowers, (3) Toro Osmac irrigation controllers.

### ATTACHMENTS:

John Deere 72" V flex deck, Jacobsen hyd. topdresser, Finish mower, Toro fairway aerator (needs work), 3pt 250 seeder, Yard roller, 3pt box blade 5', 3pt. brush rake, 3pt. blade, 10' roller, Beverage cart insert with cooler.



### SHOP EQUIPMENT, TOOLS, PARTS & MISC:

York HVAC units (to be removed), Parts washer, Hyundai HCP 6550D generator, Hyundai HCP 9000 generator, Hyundai HCP 9100 air compressor, ProLift MVP 20 ton press, Folley reel grinder & bed knife grinder, Colman air compressor (needs work), Cherry picker, Work benches, Stainless steel light table, O31 Stihl chain saw, (2) Kawasaki weed eater, Redmax leaf blower, Shop Vac, Lots of open end wrenches, Pipe wrenches, Hammers, Filter wrenches, Air grease gun, Log chains, (2) Whole cutters, Electrical cords, Jumper cables, Garden hoses, Fire hoses, Fence posts, Tile, hand tools, Shop fan, Irrigation wire, Spare cart tires, Pipe fittings, Misc. greens & fairway mower parts, Valve boxes, Vinyl windows.



### WOOD WORKING TOOLS:

Walker-Turner 16" band saw, Delta Milwaukee 6" jointer, 9" Contractors table saw, 10" Unisaw.

**CLUB HOUSE FIXTURES & EQUIPMENT:** Kolpak D039237 walk-in cooler, like new Norlake AdvantEDGE bottle cooler, Ice-O-Matic ice machine (model -B55), Kenmore kegerator, Estate refrigerator, Advance three compartment commercial sink, Magic Chef deep freeze, Bunn VPS series coffee maker, GE microwave, Kelvinator vintage refrigerator, (4) Metal surfaced display boards, (2) Nice office desks, Oak chairs, Walnut end table, Storage & file cabinets, Clothing display racks, (6) Office chairs, (16) Bar chairs, (3) Tall tables, (12) Round folding tables, (5) Round tables, (25) Padded chairs, (120+) Metal folding chairs, Metal shelves, Royal Alpha 6015C cash register, Savin 2013Z copy machine, (18) Rubbermaid 6 can coolers, 10 gl. drink coolers, (14) Ball displays with collectible golf balls, Michelob "Classic Nine" picture, (11) Aluminum hole markers.

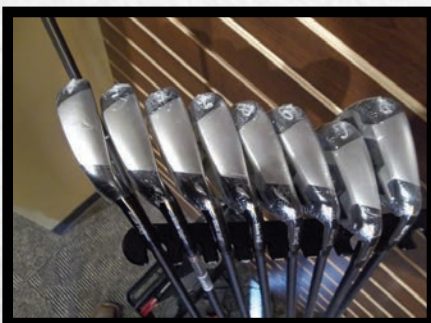


### DRIVING RANGE EQUIPMENT:

Nine gang ball picker, Wittek golf ball washer, 1,000+ used range balls.

### GOLF INVENTORY:

Misc. Course markers & trash cans, Golf cart ball washers, Wilson Staff C-100 iron set (graphite shaft), Wilson Staff FG Tour adjustable driver, Wilson staff D-100 driver, (2) Wilson Staff D-100 7 irons, Wilson harmonized M-1 & M-3 putters, (4) Sets of rental golf clubs, Cart shields, New golf balls (Titleist, Bridgestone & Wilson Staff), New golf gloves, Dozens of used golf balls, (18) Drizzlestiks, Club clips, Cigar Minders, Umbrellas, Misc. golf clubs, 100's of tee's, Divot tools, Utility brushes.



### BENT GRASS GREENS, ZOYSIA GRASS TEE BOXES & IRRIGATION HEADS:

Also selling at this auction will be the right to strip the Bent grass from any of the twenty one greens at this course and the Zoysia grass from any of the nine tee boxes that are in Zoysia. A total of 227 Toro irrigation heads will be offered for sale with approximately 130 being green heads and 97 being fairway heads.

### Complete Info and Photos at [LandAndAuction.net](http://LandAndAuction.net)

**TERMS ON PERSONAL PROPERTY:** Cash, good check with proper identification, MC/Visa with surcharge. Golf greens and tee boxes for sod, walk-in cooler and compressor, fixtures and equipment from the clubhouse and all personal property must all be removed from the property prior to closing on the real estate or a maximum of 30 days. Sellers and auction company are not responsible for any items once purchased or property left on site after day of auction. All property sells on an "as-is, where-is" basis. Not responsible for accidents, theft or injury.

**AUCTIONEER'S NOTE:** Elk Creek was purchased by the Horstmeier family in 2013 and they immediately made substantial investments and upgrades to the golf course maintenance equipment, clubhouse fixtures and equipment and substantially remodeled the clubhouse with full intention of operating this business for many years. A recent sale of a golf course non-competition agreement has brought about this auction. Rarely does a better compliment of golf related equipment come on the market.

**PLAN TO  
ATTEND THIS  
AUCTION!**





800-499-6774

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