

**Terms of Sale
REAL ESTATE AUCTION**

**Thursday, January 17, 2013 1:00 p.m.
726 NW1271 Outer Road
Urich, MO 64788**

**Located on the north side of Rte 7 and the east side of Rte B
just north of Urich city limits, Henry County**

Buildings will be open at 12:00 p.m. for public viewing

For the highest bid received the day of the auction, the bidder must make a down payment equaling 10% of the bid amount. Funds should be a personal check, cashier's check or money order made payable to **"DIRECTOR OF REVENUE-CREDIT STATE ROAD FUND."** **PLEASE NOTE: ONLY THE DOWN PAYMENT MONIES ARE DUE-NOT THE FULL AMOUNT OF THE BID.**

The deposit will not be refunded if the sale is not completed through no fault of the Missouri Highways and Transportation Commission. Possession of the property will be within sixty (60) days after bidding has ended and final payment is expected upon delivery and recording of the deed from the Commission. Recording and applicable fees will be the responsibility of the buyer. Final Payment will be in the form of a cashier's check or money order made payable to **"DIRECTOR OF REVENUE-CREDIT STATE ROAD FUND."**

The sale is subject to final approval by the Missouri Highways and Transportation Commission. The Commission reserves the right to reject any and/or all bids. The property will be sold in "as is" condition.

Property will be conveyed by Quitclaim Deed. If the buyer would like title insurance, they are advised to acquire it on their own.

The Missouri Highways and Transportation Commission hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, all individuals and/or firms will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, creed, sex, age, ancestry, national origin or handicap in consideration for a bid.