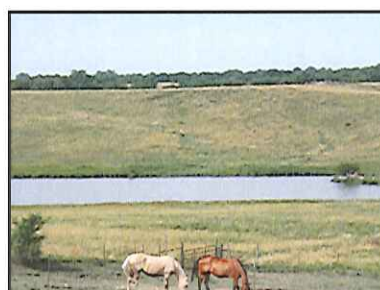


Custom Built 5 BR Home

Sitting on 10 Acres M/L



Open House will be held on
Sat. Sept. 22nd and Sat. Sept. 29th from 10 AM - 2 PM
& Sun. Sept. 23rd and Sun. Sept. 30th from 2 - 4 PM

-AUCTION TO BE HELD AT-
 2020 Fairview Rd.
 Maysville, Mo 64469
 (LOCATION OF PROPERTY)

SATURDAY
OCT. 6th, 2012
 Starting at 1:00 P.M.

Property Description: This beautiful custom built 5 Bedroom, 3 1/2 Bath, 2 Story home sits on and includes 10 m/l acres; with an outstanding view of a large lake and roaming hills from your front porch. All rooms are uniquely constructed and detailed from ceiling to floor. Main floor features an Open Living Room/Kitchen/Dining area that opens to a upper back deck, Office/Library room off the foyer, laundry room off the kitchen, 1/2 bath and garage entrance. Upper level features 4 Bedrooms, 1 Bath and a Master Suite/Bathroom with garden tub and separate shower and dbl sinks. The walk-out lower level has a large Family room, bathroom and a large storage area. Walk outside to a wonderful patio area. Quiet, private setting, yet only minutes from town. Fenced and plenty of room for your horses. The home you've always dreamed of!

Legal: Refer to Sale Bill- Exhibit "A" on our website for full description. www.TalleyAuctions.com

Taxes:

Terms: Buyer must register and have a bank pre-approval letter or proof of certified funds. Buyer must provide 5 % down on the day of the sale. There will be no contingencies on financing, and closing must be on or before 30 days of auction date. 2.5 % Buyers Agent paid to licensed Real Estate professional. Agents must pre-register your buyer 72 hrs prior to sale.

Buyers Premium: A 2% Buyers Premium will be added to the final bid price, upon acceptance of a bid.

Auctioneer:

Kenny Tromp (816) 304-8771

Announcements day of sale take precedence over all other material printed, online, or otherwise.

Dirk Talley, Broker (913) 231-0098

Chris Higgins, Agent (816) 985-4943