

INVESTMENT PROPERTY REAL ESTATE AUCTION

Deadline: Saturday, August 9th, 2008

111 North 4th St Odessa, MO 64076

2 blocks south of 40 Hwy on 4th Street

Tim Singer will be selling his property to the highest bidder. This is a silent auction, all bids must be turned into Oldham Auctions by August 9th, 2008. Bid forms can be mailed, e-mailed, or downloaded from www.oldhamauctions.com Property will be sold with a paying renter living in the house. Make appointment to view the house & property.

Opening Bid is \$60,000

OWNER: Tim Singer

Terms: : 5% down day of sale (non-refundable), Balance in 30 days at closing. Sale subject to owner's confirmation. House and property sells "as is" and in present condition. Buyer responsible for closing cost.

REAL ESTATE AUCTION CONTRACT

(This is a legally binding contract . If you do not understand it, seek legal advice.)

This agreement by and between _____ Tim Singer _____, hereinafter called the "Seller(s)" of _____ 111 N. 4th St. Odessa, MO 64076 _____ (Phone: (816)633-4672), and _____, hereinafter called the "Buyer(s)" of _____ (Phone: _____).

DESCRIPTION OF PROPERTY: Approximately 1 acre lot, 162' road frontage & 360' deep, 2 bedroom 1 bath house, Detached garage, Central air, Sold with paying renter

PURCHASE PRICE..... \$ _____

DEPOSIT (To be held in escrow by Oldham Auctions and shall be Included and made part of the purchase price at closing) **5 %**..... \$ _____

TOTAL \$ _____

I, or we, agree to purchase the above -described property on the terms and conditions stated.

Date: _____

Buyer Print Name & Phone Number

Signature

Mail to: Oldham Auctions
6434 Love Rd
Bates City, MO 64011

OLDHAM AUCTIONS

COL. LEONARD OLDHAM (816)935-7439 COL. BRODY OLDHAM

Website: www.oldhamauctions.com

Email: sale@oldhamauctions.com

OLDHAM AUCTIONS

COL. LEONARD OLDHAM (816)9 35-7439 COL. BRODY OLDHAM

Website: www.oldhamauctions.com

Email: sale@oldhamauctions.com

OLDHAM AUCTIONS

COL. LEONARD OLDHAM (816) 935-7439 COL. BRODY OLDHAM

Website: www.oldhamauctions.com

Email: sale@oldhamauctions.com