



## SEALED BID LAND SALE

The following property in Tairko, Missouri is being offered by Sealed Bid on April 30, 2025 @ 2:00 P.M. (CST)

**Tairko Retirement Facility - 300 Cedar Street, Tairko, MO 64491**

**Sellers: Tairko RE, LLC**

### CONDITIONS OF SEALED BID SALE:

1. Sealed Bids will be received online at [auctions.nationalland.com](https://auctions.nationalland.com), email to [dswanson@nationalland.com](mailto:dswanson@nationalland.com) or at the office of National Land Realty, 2158 Hwy Z , Wentzville, MO 63385 until 2:00 p.m. (CST) Wednesday, April 30, 2025. All bids will be opened privately. Please submit your bid online, mail your bid to the above address or bids can emailed to [dswanson@nationalland.com](mailto:dswanson@nationalland.com). Please indicate "Tairko Retirement Facility on your method of bidding. The successful bidder will be required to close by May 30, 2025. A bid form is included in this packet. A blank purchase contract will be provided upon request.
2. All information is considered to be accurate but is not guaranteed. There is no survey on this property and Seller will not be providing a survey. It is the prospective buyer's responsibility to verify any and all boundary lines of the property.
3. The bids should be made in a lump sum amount.
4. The Seller reserves the right to refuse any and all bids. The Seller has the right to accept any bid that is in the best interest of the Seller.
5. **There is a 5% Buyers Premium. This Premium will be in addition to the acceptable successful bid amount.**
6. Seller will provide a title search and owners title insurance commitment, and this will be considered clear and marketable title.
7. A Special Warranty Deed will be provided by the Seller. Seller will provide a title search, an owner's title insurance premium and the deed preparation. Buyer and Seller will be responsible for their own closing costs unless agreed upon or specified otherwise.

8. All property taxes will be paid by the Seller up to the day of sale.
9. Upon the completion of the bidding process and the winning bidder has been notified, a purchase contract will be executed by both the Buyer and Seller. The execution of the contract will be the effective date, and the closing shall take place on or before May 30, 2025. The Seller will be closing with TrueTitle Commercial at 30 N Brentwood Blvd, St. Louis MO 63105. The Buyer can choose who they wish to conduct their side of closing.
10. After the purchase contract has been executed by both the Buyer and Seller, a deposit in the amount of \$5,000 will be deposited with TrueTitle Commercial at 30 N Brentwood Blvd, St. Louis MO 63105. This deposit shall not be refunded to Buyer unless failure to close is exclusively the fault of Seller or Seller cannot deliver marketable title to the Property as required by this Real Estate Contract.
11. Buyer and Seller acknowledge that the Listing Agency Firm is employed by the Seller. All licensees associated with the Listing Agency Firm represent the Seller. The Listing Agency Firm makes no representations as to the condition of the property. Each prospective Buyer is responsible for verifying all information regarding this property and should be independently verified and investigated by the Buyer or a representative chosen by the Buyer. It is the Buyer's choice to seek legal counsel or representation by a licensed Missouri Real Estate Licensee, but it is the Buyer's sole responsibility to pay for any such services.
12. The information contained herein has been obtained from the Seller and other sources deemed reliable. National Land Realty has no reason to doubt its accuracy but will not guarantee it. Prospective Buyer should verify all information contained herein and in the Property Packet. All Prospective Buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. The Property is sold **AS IS, WHERE IS**. Any and all warranties including fitness for any particular purpose and are hereby expressly disclaimed. In no event shall Seller or National Land Realty be liable for any consequential damages.
13. Any questions concerning this sale should be directed to Davis Swanson (Agent-National Land Realty) at 636-500-9306 or dswanson@nationalland.com.