

SENKEVECH PUBLIC AUCTION

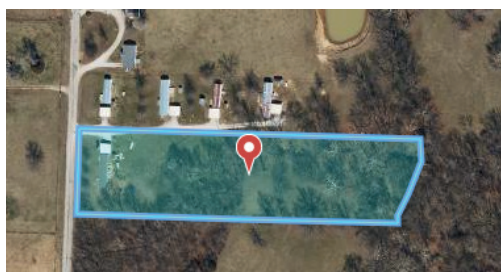
THURSDAY • NOVEMBER 5 • 5:00 P.M.
17014 E. LONG KNIFE RD | NEVADA, MO

Due to the passing of Thomas E. Senkevech, the Estate is proud to present his personal property and real estate at public auction. Directions: From Nevada, MO: Head East on US-54 E / Hwy 54 E. Turn onto S. 1700, then turn onto E. Long Knife Rd. Follow signs to 17014 E. Long Knife Rd.

FOR MORE INFORMATION OR PICTURES: WWW.CURTISANDSONSREALTY.COM

Don't miss this exceptionally versatile auction event featuring both prime real estate and immediate-turnkey moveable housing inventory! Up for bid is a valuable real property parcel complete with its own permanent manufactured home, presenting a ready-to-use primary residence or immediate income generator. In addition to the real estate, this auction includes three separate manufactured homes being sold strictly for off-site removal, offering incredible flexibility for buyers with land to fill or developers looking to add immediate inventory to another location. Whether you are a seasoned real estate investor looking to expand your portfolio, a landowner seeking affordable housing options, or a buyer looking for immediate rental stock, this multi-property auction provides an unbeatable chance to acquire high-potential assets in a single sale day. Mark your calendar and bring your vision to take full advantage of this unique multi-unit bidding opportunity!

OPEN HOUSE OCTOBER 13 & 21 • 4PM - 6PM



17014 E. Long Knife Rd.
±3.77 Acres
Tenant Occupied
Real Estate & Manufactured Home
Shed / Carport

ABSOLUTE MANUFACTURED HOMES - Must be Moved!



ABSOLUTE AUCTION OPPORTUNITY: 1995 14' x 52' (728± sq. ft.) home featuring 2 bedrooms, 1 bath, and a private wooden deck. Highlights include an open-concept kitchen/living area with warm wood cabinetry and peninsula seating, light-filled bedrooms with spacious closets, and a dedicated storage closet. An ideal opportunity for investors, first-time buyers, or anyone seeking an affordable residence ready for a personal touch. Must be moved within 30 days of winning bid!



ABSOLUTE AUCTION OPPORTUNITY: Presenting a 1985 14' x 66' (924± sq. ft.) manufactured home offering a highly desirable 3-bedroom, 1.5-bathroom layout. Designed for comfortable living, the home features an inviting open-concept floor plan highlighted by stylish hardwood-style flooring and abundant natural light throughout. Whether you are looking for an affordable primary residence, a solid addition to your rental portfolio, or an easy-to-manage living space, this property delivers exceptional functional layout and endless potential on sale day! Must be moved within 30 days from successful bid!



ABSOLUTE AUCTION OPPORTUNITY: Offering a 1997 14' x 52' (728± sq. ft.) manufactured home featuring a practical 2-bedroom, 1-bathroom layout. The interior showcases a functional kitchen equipped with warm oak cabinetry, a stainless steel range, and a peninsula breakfast bar perfect for casual dining. Sun-drenched bedrooms offer generous windows that fill the spaces with natural light while providing peaceful outdoor views. An efficient design and compact residence an outstanding choice for first-time buyers, downsizers, or savvy rental investors on sale day! Must be moved within 30 days from successful bid.

PERSONAL PROPERTY INVENTORY: Stoves (3) , Refrigerators (3) , Wooden pallet shelf, LP Tank, Storage Shed
Owner: Estate of Thomas E. Senkevech

Real Estate Terms: Sells to the highest bidder with owner approval. 10% non-refundable earnest money due day of sale, payable to McFadden Land & Title; balance due at closing in certified funds. Bidding is not conditional upon financing. Buyer's premium of 5% or \$2,000, whichever is greater. Closing on or before November 30, 2026 at McFadden Land & Title, 121 E. Cherry St., Nevada, MO. 2026 taxes prorated at closing. Curtis & Sons, Inc. is acting as agent for the seller. Valid photo I.D. required to register. Personal Property Terms: All items sold "as is" with all faults. Title and responsibility pass when the auctioneer says "sold." Cash, credit card and approved check accepted; 3.75% convenience fee on credit cards; \$30 fee on returned checks. Items must be paid for before removal and removed day of sale. Manufactured Homes shall be moved within 30 days of successful bidding. Auctioneer not responsible for accidents. All announcements made day of sale take precedence over printed materials. Full Terms & Conditions and Auction Prospectus are available at curtisandsonsrealty.com/auctions. All bidders are responsible for reviewing the complete terms prior to bidding.



J.J. Curtis
Owner / Auctioneer



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417-667-7868
Nevada, Mo 64772
www.curtisandsonsrealty.com

