

OWN A PIECE OF HISTORY!
Capture The Chance of a Lifetime at These
ABSOLUTE REAL ESTATE AUCTIONS

**2 Historic Properties on the Same Day—
OCTOBER 18, 2010**

The Guitar Mansion-Columbia, MO@ 10:30 am

The Baker Plantation-Danville, MO @ 3:30pm

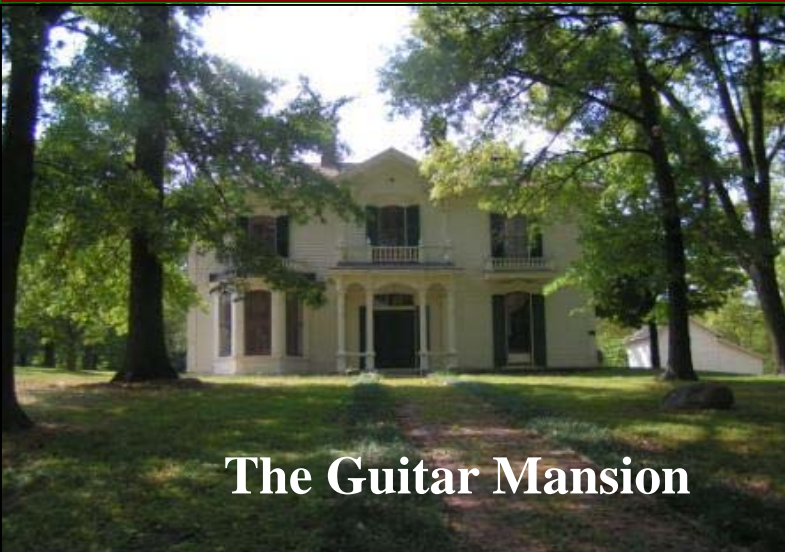
Auctions to be Held at each Property Site

Viewing Day is Saturday, September 18, 2010

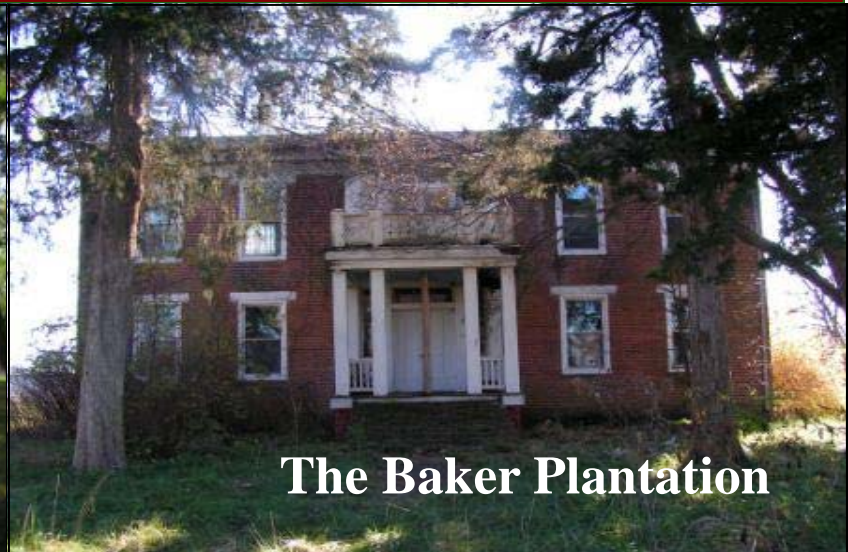
Guitar Mansion: 10am-12pm and Baker Plantation: 1:30-3:30 pm

1-800-895-4430

www.MoLandAuctions.com



The Guitar Mansion



The Baker Plantation

**Offering Two Renowned
Civil War Era Properties in Mid-Missouri**

Presented by United Country Missouri Land & Home, Columbia, MO

Absolute Auction with a 4% Buyers Premium

Call Julianne Ramsey/Sales Associate, at 800-895-4430

to view property or for more information.

Online Bidding Powered By: **proxibid**



**Michael Cunningham, Richard Henke, David Hollenberg &
Preston Mills—Licensed Auctioneers
Sellers: Thomas M Daniells, authorized agent**



Guitar Mansion

Guitar Mansion (ca. 1862), otherwise known as "Confederate Hill," is a Victorian Italianate restoration residing on beautiful 6.3 acres m/l currently zoned C-P/A-1 under H-P (Historic Preservation Overlay). This former B&B with approx 4,300 sq. ft. includes a Master Bedroom suite and 3 Civil-War themed Guest Bedrooms. Original construction features a music room with bay window, parlor, dining room, office, 2-story glassed gallery/sunroom, hardwood floors, and rock-walled cellar. A tasteful modern kitchen and 3 full baths/2 half baths accommodate contemporary needs. Ornate accents include 7 fireplaces (2 with original cast-iron mantels) as well as tall ceilings with medallions, chandeliers, and a walnut spiral staircase. Historic outbuildings include a smokehouse and summer kitchen. A Gazebo and walled garden further invite outdoor gatherings. Located in the vibrant University community of Columbia, Missouri, this property would also make a splendid family retreat or private residence. On National Register of Historic Places since 1993. Amenities include: Carpet, vinyl, hardwood, gas heating, 2 central air units, Fire Shield Alarm System, Handicap Access on Main Floor, Dishwasher, Disposal, Jenn-air Electric Range/Oven.

Historic Baker Plantation House (ca. 1853) is a substantial two-story brick residence in Federal Transitional style. Missouri home of Unionist legislator Sylvester Baker, it survived attempted burning by Confederate guerrillas during the infamous Danville Raid of October 14, 1864. This antebellum home (approx. 3,780 sq. ft.) retains its original construction features with two-story portico, wraparound rear veranda, pine flooring, notable woodwork and door locks, cherry wood central staircase, seven fireplaces, two parlors, dining room, kitchen, pantry, cellar, and four large bedrooms with floor-to-ceiling Victorian closets. Some 4.6 acres (zoned commercial) remain of the original plantation, which were last used as a heritage tourism site for Civil War reenactments alongside visitation of the home as a period museum. The property includes a two-story historic barn converted into a modern antique store (with restroom/office) and restoration workshop, also a small fully-equipped café converted from the historic smokehouse. The tract fronts directly on both Interstate 70 and the service road some 850 ft. with unparalleled visibility; commercial billboard conveys. On National Register of Historic Places. Three miles to Graham Cave State Park, one mile to Interstate exit; utilities onsite

with 400 ft. drilled well. Potential for modern residence or B&B, restaurant, antique outlet, campground, etc. One 1/2 Bath is in antique store, NOT residential. Baker House brick walls are 14/16" thick, has outdated electric system, but with wall outlets/light fixtures. Baker did have bathroom fixtures installed in the "pantry room" which have been removed (plumbing still under floor). Modern café has updated utilities with appliances plus sink, water heater, paddle fan, service counter/seating with total 451 sq. ft. to renovated building. Approx. 40% of lower story of barn has been renovated to 1,344 total sq. ft. retail space with modern 200 amp electric system, HVAC unit, restroom, 40 gal. water heater, utility sink, office, shelving/counter/display racks, 2 bay windows, poured concrete floors; last used as antique/book/gift shop. Upper story of barn has electric also and approximately 2/3 of area was used as workshop/storage for renovation woodworking. About 3,264 sq. ft. per story or total of 6,528 sq. ft. for barn structure. Various cisterns on property.

For More Information:
Visit www.MoLandAuctions.com



TERMS AND CONDITIONS OF AUCTION

1. These properties will be offered as two parcels. These are absolute auctions and the final, winning bid will constitute a binding contract between the Buyer(s) and the Sellers. Conduction of the auctions and increments of bidding are at the direction and discretion of United Country Missouri Land & Home and/or the auctioneers. The successful bidder must enter into a purchase agreement the day of the auctions immediately following the conclusion of the bidding for each auction parcel.

2. Property is sold **"AS IS - WHERE IS"** and Buyer(s) should take time to examine these properties thoroughly and rely on their own judgment. Any inspections conducted before the auctions are the sole responsibility of the potential buyer(s). Auctioneers, United Country Missouri Land & Home or its agents are not responsible for any representation made by Sellers or their employees and are not responsible for accidents on the sale property should any occur.

3. The acreages are approximate and taken from county assessor's records, and the best available information from the Sellers.

4. All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

5. The sale of these properties are subject to zoning and any and all easements of record.

6. Buyer(s) and Sellers will enter into a standard format Contract for the Sale of Real Estate for the parcels bought and sold on the day of auctions. Contracts will call for a 10% down payment in the form of a personal or corporate check, cashier's check with the balance of the purchase price due (which will include the balance of the purchase price plus a 4% buyer's premium) in certified funds, on or before the 18th day of November, 2010. Contracts will contain no financing or inspection contingencies and Buyer(s) must have their financing and make their own inspections prior to bidding at the auctions. Escrow payments will be made payable to "Boone Central Title Company" and closings will be handled by Boone Central Title Company, Columbia, Missouri. Sellers will furnish title insurances in the amount of the selling prices and deliver titles by General Warranty Deed. Buyer(s) will be responsible for their own mortgage policies of title insurance (if applicable). The 2010 taxes will be pro rated at closings. Customary closing fees will apply to both Sellers' and Buyer's transactions. Informational title commitments reflecting the public records will be made available for potential buyer(s) for review on day of auctions or, by request, earlier.

INTERNET BIDDERS: Internet Buyers will be responsible for a 5% premium of the sales price at closing. Neither the Auctioneer, United Country Missouri Land & Home, their Agent's, nor the Sellers are responsible for dropped communication because of poor line condition.

Internet Bidders will be Required to Tender a \$20,000 Negotiable Deposit to Boone Central Title escrow account by October 14, 2010 in the form of a certified check or by wire transfer. The Deposit shall Apply to the Purchase Price. Additional Deposit may be Required at the Conclusion of the Auction to Equal at least 10% Down. Deposits will be Refunded to Unsuccessful Bidder(s) Via Express Mail on Tuesday, October 19, 2008. Please call Claudia at 573-442-0130 x 3026 prior to sending a certified check or to make a wire transfer. Please send all deposits to Boone Central Title, Attn.: Claudia, 601 E Broadway, Ste 102, Columbia, MO 65201.

Announcements made by United Country Missouri Land & Home and/or their auctioneers during the time of the sales take precedence over any previously printed materials or any other oral statements made.

Directions to GUITAR MANSION, 2815 Oakland Gravel Road, Columbia, MO—From intersection of Paris Road (Rte. B) and Vandiver Drive, go north on Oakland Gravel Road for 1/2 mile. Property on left.

Directions to BAKER PLANTATION, 60 Booneslick Rd, Danville, MO—At I-70 Danville Exit #170, go 1 mile east on north service road. Or from I-70 New Florence Exit #175, travel 3 miles west on north service road.



MONDAY, October 18, 2010
2 ABSOLUTE AUCTIONS!
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Baker Plantation @ 3:30 pm