

**CIRCUIT COURT OF CLAY COUNTY, MISSOURI
PROBATE DIVISION**

IN THE ESTATE OF:

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))
Deceased.)

Estate No. _____

ORDER TO SELL REAL PROPERTY AT PUBLIC SALE

On the _____, before the Court the Application of the Personal Representative of this Estate for an Order authorizing the Personal Representative to sell the Real Property belonging to the Estate of said deceased, commonly known as _____ and legally described as follows:

which real property is not encumbered.

There being no opposition to the sale of said real property, the Court being fully advised in the premises and, on satisfactory proof, finds that Notice of Hearing on said Application has been given as required by law and the Order of the Court and, that the sale of said real property is necessary and for the best interests of the estate for the reason that there are numerous beneficiaries of the estate located throughout the country and, sale of the property would provide for ease of distribution of the assets of the estate.

The Court further finds that Notice of Public Sale of said real property has previously commenced in the _____, a newspaper of general circulation in Clay County, Missouri and the Court ratifies and approves said publication of Notice and finds same to be in accordance with Section 473.507 RSMo.

WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND, DECREED that _____, the Personal Representative of this estate is hereby authorized to sell the above described real property of _____ deceased, at public auction to be held at, _____ as soon thereafter as said property may be sold, together with all improvements located on said real property.



Said sale shall not be for less than three-fourths (3/4) of the appraised value of the real estate which is \$. The terms of said sale shall be for cash. The property shall be sold as is, where is, with all faults, if any and, without any express or implied warranties of any kind or nature.

The Personal Representative is ordered to file a full report of said sale as required by law within ten (10) days after the sale of said real property.

The closing of said real property shall occur upon approval of the report of sale by the Probate Division of the Circuit Court of Clay County, Missouri.

IT IS SO ORDERED.

Honorable Larry D. Harman
Probate Division
Clay County Circuit Court

