



www.barnesrealty.com

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Dear Property Owner,

In case you have considered selling your property, I have listed below just a few reasons why we would like you to consider **LISTING WITH BARNES REALTY!**

1. **Unique Cancellation Policy:** We write our listings for 18 months (merely for paperwork convenience) with the clear understanding that the client may terminate/cancel their listing with us at any time if they are unhappy with our services or if they decide not to sell, so long as the client is not canceling to avoid paying a commission due. If you are unhappy with our services, we would like to KNOW so we can improve!
2. **Seller's Agency:** We work for YOU as a "Seller's Agent" and take this position very seriously. As a Seller's Agent we work in YOUR best interest at ALL TIMES beginning with pricing the property at its market value, negotiating to achieve the best possible price & terms, writing the Contract/Purchase Agreement, and assisting you with any/all listing & closing paperwork. We NEVER lean on you to take an offer just to get a deal done.
3. **Marketing:** We use numerous avenues to get your property marketed to the largest number of people. For instance, upon taking a listing, we immediately place **signs** in the area, construct a nice **presentation brochure**, add it to our user-friendly **web site** (which we maintain ourselves), and distribute an **automatic email notification** to our huge list of potential buyers that we have collected over the years. We then begin **running ads** in various newspapers ranging from Lincoln NE to Kansas City, MO and all areas in between. We also subscribe and post your listing to **5 different National real estate websites** and post video presentations on **You Tube**. Normally, if we don't get any activity within a few weeks from taking the listing, it is generally because we have priced it a little high and NOT due to lack of exposure!
4. **Choices:** We not only specialize in **private treaty sales** but also conduct **public auctions** as well. We are always open to ideas and willing to try most anything to generate the most exposure and sales best price...open houses, flyers, mailers, post cards, etc.!
5. **Professionalism:** We take pride in the fact that we operate a friendly, no pressure, and highly professional business with competent agents and staff. We have two offices, one in Mound City, MO and the other in Hiawatha, KS and are licensed in several of the surrounding States. We literally live and breathe the business 24/7 and are ALWAYS available to discuss the listing with the client and to show the property to potential buyers.

Again, if you are thinking of selling, give us a call, as we would be happy to discuss the services we provide and ideas for how best to sell your property! We are confident you'll be glad you did!

Sincerely,
Agents & Staff of Barnes Realty