

Real Estate Auction

Featuring 2-3 Bedroom Home Nestled in Historic Weston, Missouri
Saturday, September 19, 2020 - 10:30 am

Location: 702 Welt St., Weston, MO. Just half a block from downtown Weston.

Home features 2 bedrooms with single car attached garage with additional bedroom if so desired. This quaint home has lots of curb appeal with many new updates including thermal pain windows with large bay window in living room, updated plumbing and electrical completely gone through, and 2 new gas forced air furnaces with AC within the last 5 years. New complete roof and siding with leaf gutters in 2018. Nearly \$100,000 spent on stone work on patio with custom made outdoor fireplace, perfect for entertaining. Other amenities include kitchen with offset pantry room, granite countertops, oak cabinetry and appliances included - GE dishwasher, refrigerator, and microwave. Also includes new stackable washer and dryer with instant hot water system. Bathroom has safe-step shower/tub with a cost of \$18,000, new within the last 3 years. Home has room off of garage entry for woodworking shop or rec room with access to wrap-around stone patio. Textured ceilings throughout, some wood and laminate flooring. Fireplace with custom made mantel and bookshelves for study or reading room off of main living room. There is a partial half-unfinished basement with walk-out classic series metal cellar doors to patio. Property is situated on a corner lot with on-site and curb parking for friends and guests.

TAXES: 2019 taxes were \$1,514.95

AUCTIONEER'S NOTE: If looking for a great starter home or retirement retreat within walking distance downtown Weston restaurants and wineries, also just minutes from KCI Airport, here it is. Make financial arrangements now, for these types of properties come up for sale very seldom and are gone quickly. Only by public auction will you get this opportunity. Owner is very sincere in selling. Please don't hesitate to call if we can be of any assistance. **Contact auctioneer for viewing of home.** See you dale day. — *Mark*

TERMS: \$20,000.00 down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days, when full possession will be given. Escrow to be held at the office of Flrst American Title Company, St. Joseph, Mo. Property is being sold as is, where is. State-ments made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, INC d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

Maureen Hunt, Owner