Real Estate Auction

Featuring 3-bedroom Home on Corner Lot in Maryville, Missouri

Saturday, March 2 - 11:01 am

Auction to be held on site at:

302 East 7th Street, Maryville, Missouri

OPEN HOUSE DATES:

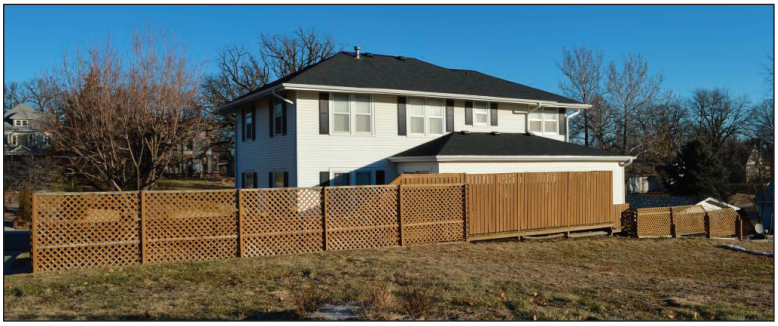
Sunday, Feb 17, 1:30 - 3:30 pm

Monday, Feb. 25, 5:30 - 7:30 pm

Featuring beautiful 1930s, 3-bedroom home situated on nicely located corner lot with original wood trim, french doors and hard wood flooring throughout most of home. Home has approx. 2,782 sq. ft. with formal dining room, family room with fireplace, gallery kitchen, half bath and office area on main level. Second floor includes large master bedroom with sun room and attic access, two additional bedrooms with access to full bath, and upstairs laundry facilities. Home also features recently installed vinyl siding, roof, central air system, and window treatments. Other amenities include wooden deck patio with privacy fence to the south, full unfinished basement with lots of storage space, excellent for woodworking shop or craft room area, with walk-out entrance to custom-built unattached carport.

Lot dimensions: 55 ft. x 132 ft. **Taxes:** $1190.06

Auctioneer's Note: If looking for an excellent starter home with many of the major amenities recently updated, this may fit your needs. Property is located minutes from University and uptown city square. Make financial arrangements now, for property may sell in your price range. Owner is very sincere in selling. See you sale day. ***— Mark***



Terms: $10,000.00 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 Nodaway County Abstract, 501 N Market Street, Maryville, MO 64468. Property is being sold as is, where is. Statements 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.

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Auction Conducted by YAC, INC d.b.a.:

YOUNGER AUCTION COMPANY

MARYVILLE, MISSOURI

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