

# ABSOLUTE REAL ESTATE AUCTION



**205 West Jemphrey, Eldon, MO**

We will sell the following described home to the high bidder, located from the junction of Hwy 52 and Grand Avenue, take Grand Avenue north .9 mile, turn right on West Jemphrey Rd, then to the second house on the left. Watch for sale signs on

**Wednesday, May 8, 2024 • 6:30 pm**



**OPEN HOUSE**  
**Wednesday, May 1, 2024**  
**6:30 pm - 7:30 pm**



This brick-front, three bedroom, one bath home offers a living room, kitchen, dining room, and a utility room, and it sits on a crawl space. The climate is controlled by electric central air and forced air natural gas furnace. The home has an enclosed carport, along with a small outdoor storage building. All of this is on a double lot in Eldon, MO.

**Terms:** The property will sell absolute to the high bidder with no reserve. \$5,000.00 down due day of auction with the balance due on closing to be held on or before Friday, June 7, 2024. Sell will provide an owner's title policy; buyer will be responsible for any lender's title policy. Taxes will be prorated to the closing date and the closing fee will be split 50/50 at the title company.



VISIT ONLINE  
[auctionarrows.com](http://auctionarrows.com)  
 FOR MORE INFO

**Owners:**  
**JENNIFER SIEGEL**

**AUCTIONEER'S NOTE:** This home was lived in until this past November. It is ready to be remodeled to your taste. The housing market is tight so here is one could be a jewel with a little bit of elbow grease. *Dick*

## DICK HUTCHISON AUCTION & REAL ESTATE LLC

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*As always, No buyer's premium or fees...  
 ...What you bid is what you pay!*

Not responsible for accidents. Statements made the day of the sale take precedent over all printed material. The Auctioneer & Owner deem all above information to be reliable but make no guarantees either stated or implied.