

ESTATE AUCTION



50 STATE HIGHWAY Y, ELDON, MO - HOME & SHOP ON 3 ACRES



Due to the death of Harry Reed we will offer the following described real estate and personal property at public auction located: From the Junction of 52 & Y Highway (on the west edge of Eldon), take Y Highway southwest a half mile to the property on the left (south). Watch for the orange sale signs on:

THURSDAY MAY 2ND 2024 6PM

HOME & SHOP ON 3 ACRES

This 3-bedroom brick home was built in 1966. The home has a living room, eat-in kitchen (with stove and refrigerator), 2 bathrooms, family room and a 1-car attached garage. The home sits on a full (unfinished) basement that has been plumbed in for a 3rd bathroom. The basement provides plenty of storage and potential for more finished living space. The home has hot water heat with radiators, central air conditioning, and is serviced by a well and septic system. Just behind the home is a 24'x40' metal garage/shop. The shop has concrete floors, electricity, a bathroom and 2 overhead garage doors. The acreage has plenty of mature shade trees and is in the Eldon School District (just minutes from town).

TERMS: The property will sell to the high bidder with **NO RESERVE**. We will require **\$10,000 down on sale day, with the balance due at closing to be held on or before Friday, June 14th, 2024. Seller will provide an owner's title policy; buyer is responsible for any lender's policy. Taxes will be prorated at closing; the closing fee at the title company will be split 50/50.**



OPEN HOUSE: WEDNESDAY, APRIL 24TH, 6-7PM



AUCTIONEER'S NOTE: Everyone knew Harry Reed! This was his home and his business was right next door. Located just outside of the city limits of Eldon, this property is ready for you and your family to enjoy. A three-acre country tract with a home, shop and blacktop frontage is hard to find. Join us at the open house Wednesday, April 24th from 6-7pm to see the property firsthand. Be sure to have your finances in order as the property will sell absolute to the high bidder **WITHOUT RESERVE!**

Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures!

AUCTIONEER'S NOTE:

We do not have much to sell, but we will start with the personal property and finish by selling the home. Please be on time as the auction shouldn't take more than an hour.



- TRUCK & TOOLS**
- 1 - 1998 GMC 1500 2WD ext. cab pickup
 - 1 - Schumacher battery charger
 - 1 - Craftsman push mower
 - 1 - Office safe
 - 1 - Portable air tank
 - 1 - Wheel barrow
 - 1 - Craftsman rolling toolbox
 - 1 - Campbell Hausfeld 26gal air compressor
 - 1 - Heavy duty steel welding table
 - 1 - Heavy duty Craftsman shop vise
 - 1 - Flex-o-ladder
 - 1 - Poulan weed eater
 - 1 - Lot misc. hand tools
 - 1 - Craftsman lawn sweeper
 - 1 - Aluminum ladder
 - 1 - Lot bolt bins & cabinets
 - 1 - Heavy duty 2-wheel dolly

Owners: The Reed Family

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE, LLC

(573) 378-8822 Cell (660) 347-5656 Office dickhutchisonauctionre@gmail.com
Toby Brown (660) 473-6008 Sam Trelow (660) 287-7710

As always, No buyer's premium or fees...

What you bid is what you pay!

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