



ABSOLUTE REAL ESTATE AUCTION



20328 Highway C, Versailles, MO ~ 2 Homes & Outbuildings on 62 Acres M/L

As we are moving, we will sell the following Real Estate at public auction located: From the Junction of 52 & C Highways (east of Versailles), take C Hwy 5.7 miles to the property on the right. Watch for signs:

SATURDAY, MARCH 14TH, 2015 @ 10AM

62 ACRE M/L COUNTRY PROPERTY WITH 2 HOMES & OUTBUILDINGS

MAIN HOME:

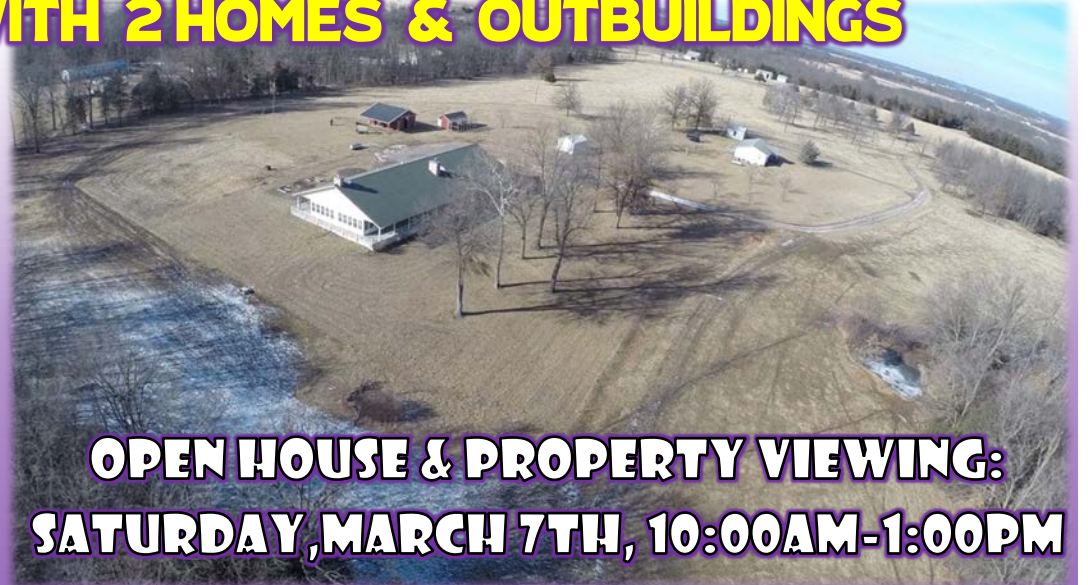
- 4,000 square foot raised ranch home built in 2002
- 6 upstairs bedrooms (could be 7) and 2 bathrooms
- Large open kitchen, dining area and living room
 - Large office with built-in bookshelves
- Summer kitchen & utility room off main kitchen
 - Large sun room (set up for a wood stove)
 - Covered 10' porch around entire home
- High efficiency central heat & A.C., Pella argon gas windows, set-up for gas or electric appliances
- 36" doors & handicap accessible throughout with native red oak hard wood floors (from south MO)
- Walk-out basement with plenty of storage space, complete with laundry & trash chutes, and additional utility hook-ups
- Finished 2-bedroom/1-bathroom apartment with full kitchen, dining area and baseboard heat (apartment has separate walk-out access on north side)
 - 10'x10' finished attic, a seller in the basement, and a large crawl space under the south end

2ND HOME:

- Raised ranch on full finished basement built in 1990
- 2 bedrooms upstairs & 2 down
 - 1 bathroom on each level
- Large living room, eat-in kitchen and mud/utility room upstairs
- Family room, storage room & small office downstairs
- Covered front porch and back deck
 - Central (LP) heat & A.C.

OUTBUILDINGS:

- Detached metal garage/shop with electricity, overhead door and walk-through door just north of second home
- Small metal barn with electricity, sliding doors & lean-to
- Metal chicken shed with brooder room and attached pen



OPEN HOUSE & PROPERTY VIEWING:
SATURDAY, MARCH 7TH, 10:00AM-1:00PM

AUCTIONEER'S NOTE: The phrase "one of a kind" is often overused... but is spot-on here! This property has so much to offer, and right in the heart of Mennonite country! Join us for the open house Saturday, March 7th, as you really must see this property first hand to fully appreciate its potential. Have your finances in order, as there will be a new owner on sale day!

ACREAGE: The homes and outbuildings sit on 62 acres (which has been surveyed into lots for possible subdividing) east of Versailles in the Versailles School District. The acreage is over half-open with improved pasture, with the balance in timber. The property boasts approximately 1350' of frontage on C highway with a tree-lined private drive leading back to the homes. There is a small orchard with 10 to 12 producing fruit trees, a nice garden spot, producing grape vines and a strawberry patch. There are several mature shade trees on the property, as well as several heavy producing walnut trees. In addition to income potential, the property provides a beautiful setting for the homes (which share a well & lagoon) and plenty of recreational opportunities....all right off blacktop, close to church and job markets.

TERMS: The property will sell **ABSOLUTE** to the high bidder with **NO RESERVE**. We will require **\$50,000** down the day of the auction, with the balance due at closing to be held on or before **Tuesday, April 14th, 2015**. Sellers will provide an owner's title policy, and the buyer will be responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee will be split 50/50.



Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures & a flyover video!

Owners: Darren & Denise Gabbert

AUCTIONEER'S NOTE: We have just these very few items that will sell following the real estate. The tractors are in good shape, and ready to go to work for you. See you Saturday, March 14th.

TRACTORS, STORAGE SHED & STOVES

- 1 – 1991 Ford 6610, 3200hrs, good tires, runs great
- 1 – Ford 5000, Heneker cab, just overhauled
- 1 – 14'x20' metal storage shed on skids (wired)
- 1 – Earth stove (insert or free standing)
- 1 – Woodway wood furnace



AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE L.L.C.

(573) 378-8822 Cell (660) 347-5656 Office dickhutchisonauction@me.com
Toby Brown (660) 473-6008 Sam Trelow (660) 287-1390 Seth Hutchison (660) 620-2571

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