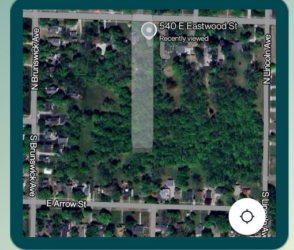


REAL ESTATE AUCTION

Auction
May 24th,
2025 at 10am
540 East Eastwood st.
Marshall, MO



Opening bid will be
\$150,000, any bid
over that will sell to the
high bidder.

OPEN HOUSE
May 10th 11am-2pm & 5pm-6pm
May 17th 11am-2pm Only

Hutchison Auction Services



Seth Hutchison
Owner/Auctioneer
660-620-2571
seth.hutchison.auctioneer@gmail.com



www.facebook.com/hutchisonauctionservices

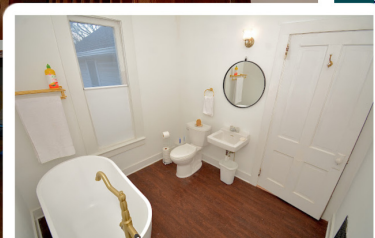
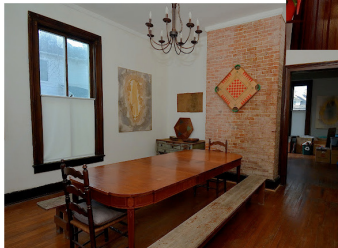
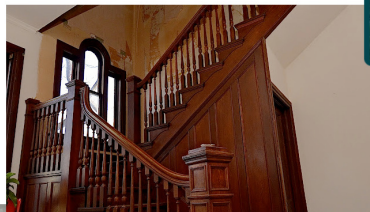
Property Features

Built in 1900. This home has the original pantry and hardwood throughout the house along with a gorgeous stairway which showcases the tall ceilings downstairs, New Roof and Gutters in 2022 along with new plumbing and electrical. 2-Renovated Bathrooms and also brand new kitchen and countertops. Land Features a huge wooded backyard that has a great little trail that wildlife will use with gorgeous flowers and trees to keep you shaded in the summer.

1.33 Acre Lot
Home is 2,232 Sq ft
Main floor is 1168 sq ft, and top floor is 1068 sq ft
3 bedroom 2.5 bath with a 1 room that can be an office or studio.
School District: Marshall Public Schools
Home does feature a fireplace.
Natural Gas for air and heat



Interior Home Features



Terms: Contracts and down payment will be signed and collected the day of the auction unless we have a phone bidder which will be vetted through me. \$20,000 down payment due the day of auction. Taxes will be prorated at the closing. The Seller will be responsible for an owner's policy, and the Buyer will be responsible for a Lender's policy. Closing cost will be split 50/50 which will be held on or before June 30th 2025 at Truman Title. We will also sell the home "As is, Where is" and not contingent on anything.

Sellers are: Lori Erickson and Christel
Highland, Commercial Real Estate Agent