

# ABSOLUTE REAL ESTATE AUCTION



11866 Highway 5 • Versailles, MO



As I have moved to town we will sell the following described home on 5 acres m/l to the high bidder located: 4.3 miles north of Versailles at the junction of Harrison Road and 5 Highway. Watch for sale signs on:

**Saturday, May 24, 2025 • 10:00 am**



**Open House:**  
May 15th, 2025 • 6:00 - 7:30 pm

This 3 bedroom, 1 bath home offers a great location and a wonderful setting for a place to live with commercial potential as well. The upstairs boasts three bedrooms, a bathroom, kitchen, and living room. The basement is partially finished and includes a walkout to an overhang for parking. The home is serviced by a well and lagoon. The home has window units for AC and offers a propane baseboard boiler system for heat. The property is in the Versailles school district.

Terms: We will require \$15,000 down the day of the auction. The balance of the purchase price will be due at closing to be held on or before July 7th 2025. The seller will provide the owner's title policy and the buyers will be responsible for any lender's policy. The real estate taxes will be prorated to the date of closing. The closing fees at the title company will be split 50/50.



**AUCTIONEER'S NOTE:** Many of you will know this as Charlie Harrison's place. It has a great deal of potential as nearly 2,500 cars drive past the property every day. Have your finances in order as the property sells to the high bidder with no reserve. *Dick*



**Owner: The Late CHARLIE HARRISON & BETTY HARRISON**

**DICK HUTCHISON AUCTION & REAL ESTATE LLC**

(573) 378-8822 • [dickhutchisonauctionre@gmail.com](mailto:dickhutchisonauctionre@gmail.com)

Auction Associates: Toby Brown • (660) 473-6008 Cell

Chance Hutchison • (660) 620-2572 Cell

*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.