

NO RESERVE REAL ESTATE AUCTION



1300 S. HARRISON, SEDALIA, MO 65301



We will sell the following Real Estate at public auction located: From the Junction of 16th Street and Stewart (Just east of Horace Mann School), take Stewart Ave. north 2-tenths of a mile to the property on the right. Watch for sale signs:

THURSDAY APRIL 7TH 2022 6PM



CONTACT AUCTIONEER TO SEE HOME

3 BEDROOM HOME

This 3-bedroom, 1-bathroom single story home sits on a nice corner lot just a block west of Vermont Park.

The home offers approximately 1,000 square feet of living space. It has a covered front porch, a small back deck, vinyl siding exterior, and is serviced by Sedalia city water & sewer. The home will need to be remodeled, but would make a great "flip" property, a well-located rental, or a starter home for any small family. The home is in the Sedalia 200 School District less than $\frac{1}{2}$ mile from Horace Mann Elementary.

AUCTIONEER'S NOTE: This home is stripped down and ready for a remodel. It could be used to generate income as a rental or flip, or simply provide a nice place to live for a smaller family in a quiet little neighborhood. Contact the auctioneer for an opportunity to see the house and have your finances in order as the home will sell to the high bidder with **NO RESERVE** on April 7th at 6:00pm!

TERMS: The property will sell **ABSOLUTE** to the high bidder with **NO RESERVE!** We will require **\$5,000** down on sale day, with the balance due at closing to be held on or before **Friday, May 13th, 2022.** Seller will provide an owner's title policy, and the Buyer is responsible for any lender's title insurance. Taxes will be prorated at closing; the closing fee at the title company will be split 50/50. House sells in as-is condition with no warranties either stated or implied.



Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures

Owner: David Furnell

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE LLC

(573) 378-8822 Cell (660) 347-5656 Office dickhutchisonauction@me.com
Auction Associates: Toby Brown (660) 473-6008 or Sam Trelow (660) 281-7710

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.