



# ABSOLUTE REAL ESTATE AUCTION



**14891 HWY C, VERSAILLES, MO ~ 24.5 ACRES M/L WITH HOME & OUTBUILDINGS**

To settle the estate of Aubry & Betty Huffman, we will sell the following described real estate at public auction located: From the Junction of Highways 52 & C (east of Versailles, MO), take Highway C northeast 1-tenth of a mile to the property on the left (across from Martin Supply and Hostetler Farm & Poultry Supply). Watch for the orange sale signs:

## THURSDAY MAY 30TH 2024 6PM



### 24.5 ACRE M/L PROPERTY:

**HOME** The home offers 2 bedrooms, 2 bathrooms (one with laundry area), a small kitchen with breakfast nook, formal dining room, living room, large family room, a cedar-lined storage room and an enclosed sun porch. There is a covered carport off the back and it is serviced by a well & lagoon. The home has low maintenance vinyl siding and the roof is only 5-6 years old.

**OUTBUILDINGS** There are several functional outbuildings on the property. The first is a 50' x 60' metal 3-sided barn with electricity. The barn provides hay/machinery storage and is connected to a corral. Next is a 38' x 25' metal 3-car detached garage behind the home. The garage has concrete floors, electricity, and 3 overhead doors (one with an opener). There is also a 10' x 12' storage building with concrete floors and electricity, a small well house, and a 10' x 15' storage shed.

**ACREAGE** Aside from the infrastructure, the farm is essentially all open crop ground, but has perimeter fencing & some cross fencing. Access is afforded via State Highway C all along the southern boundary.

### PROPERTY VIEWING:

**THURSDAY, MAY 23<sup>RD</sup>, 6-7PM**

#### AUCTIONEER'S NOTE:

Location, Location, Location!! Right at the corner of C & 52, this property offers a location with lots of versatility! The home could use some "TLC", but the property offers space for any number of commercial, retail, or residential possibilities! Make plans to join us for the viewing May 23<sup>rd</sup>, and be sure to have your finances in order as the property will sell to the HIGH BIDDER with NO RESERVE!

#### SPECIAL NOTE:

Betty was my great aunt, and I have many fond memories at their farm. It has been in the family since the 50's. This is your opportunity to buy a neat place, and make some memories of your own!



**TERMS:** The property will sell absolute to the high bidder with NO RESERVE! We will require \$40,000 down the day of the auction, with the balance due at closing to be held on or before Friday, July 12<sup>th</sup>, 2024. The Seller will provide an owner's title insurance policy, and the buyer will be responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee at the title company will be split 50/50.

**OWNER: THE ESTATE OF AUBREY & BETTY HUFFMAN**

**AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE LLC**

(573) 378-8822 Cell (660) 347-5656 Office [dickhutchisonauctionre@gmail.com](mailto:dickhutchisonauctionre@gmail.com)  
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.

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