

ABSOLUTE REAL ESTATE AUCTION



Both parcels sold at 301 N. Broadway, Syracuse, MO 65354

MANCHINERY • FARM • RESIDENTIAL • COMMERCIAL
Embry & Pettigrew
 Auction Service
 HOUSEHOLD • ESTATE • LIVESTOCK

Saturday, March 30, 2024 • 10 a.m.

REAL ESTATE SELLS AT 12 NOON



Parcel 1: 301 Broadway, Syracuse: Ranch style home and 3 acres. House includes 5 bedrooms, 2 full baths, applianced kitchen, family room, dining room, living room, utility room with washer/dryer included, and one car attached garage. There is electric baseboard heat in each room and central a/c throughout. One bedroom is in finished attic area with remaining attic having blown in insulation. The house was remodeled in 1974. The exterior is vinyl sided, metal soffit and fascia, and shingled roof. Additionally, there is a lofted barn, shed and several smaller outbuildings. The property does have city water, city sewer and is in Tipton School District.



Terms and conditions: Upon signing of the real estate contract provided by seller's attorney, the buyer shall make a non-refundable deposit of 10% of the final bid, made out to the title company of seller's choice. The earnest money deposit shall be held by the title company in their escrow account. Closing shall be within 30 days of sale date. Seller will provide warranty deed and marketable title with property taxes prorated to date of closing. Buyer is responsible for lender's fees. Closing costs will be split 50/50 seller and buyer.

The sale of these properties shall not be subject to buyer's loan approval.

**OPEN HOUSE: Friday, March 8
 6-8 p.m.
 at 301 N. Broadway, Syracuse**

Parcel 2: 1805 Hwy D, Syracuse. 18 fenced acres located approximately .8 miles south of Hwy 50. Land is mostly tree covered. There is a deep well but unknown depth or condition of pump. There are several buildings on the property, however none appear to be usable. The only highway frontage is the entrance to the land.



TRACTOR/MACHINERY

- Case 970 w/cab & loader
- Massey Ferguson grinder

TRAILERS (NO titles)

- 5.5' x 11' homemade trailer
- 4' x 20' homemade trailer

SCRAP METAL

- Several pieces of scrap farm machinery and old trailers

HOUSEHOLD

- Vintage baby walker
- 4 pc. maple queen canopy bed set
- King bed frame and mattress
- Couch and matching chair
- Wood dining table
- Wood stove - heavy duty, 30" x 36"
- Large lot pots, pans, kitchen utensils, glassware, etc.
- Plus numerous items not listed



*For more Pictures,
 go to Auction Arrows.com,
 Auction Zip.com and
 Embry & Pettigrew Auction
 Service on Facebook*

AUCTIONEER'S NOTE: Be sure to mark your calendar for March 30 and be with us for this absolute real estate auction. Properties like these are becoming much harder to find.

Thanks! **Bill, Jim, Kent & John**

The Late Nathan & Barbara Miller

Lunch served.

EMBRY & PETTIGREW AUCTION SERVICE



Bill Embry
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 Clarksburg, MO



Kent Embry
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John Embry
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*Not responsible for accidents • TERMS: Cash/Check w/Proper ID • Nothing removed before payment
 Announcements made sale day take precedence over printed material.*