

Absolute Real Estate Auction

1930 East 16th Street, Sedalia, MO ~ Home & Shop

By order of the court, we will sell the following described home at public auction located: From the junction of 16th Street & New York Ave. (by Centennial Park), take 16th Street East 3-tenths of a mile to the property on the right (south). Watch for the orange sale signs on:

THURSDAY, JULY 26TH, 2018 @ 6:30 PM

Home

This 1,200 square foot home was built in 1949 and is just down the road from Centennial Park. The home has 2 bedrooms and 1 bathroom, as well as a living room, kitchen (with Whirlpool dishwasher), laundry room, mud room and a family/rec room (that could serve as a 3rd bedroom). The home sits on a crawl space, and has central heat (natural gas) & air conditioning. The home has city water and a private septic system. The home sits on a nice size lot with mature shade trees, and is in the Parkview Elementary School District.



Detached Garage/Shed

Just behind the home is a 4-bay 30' x 46' metal detached garage that was built in 1998. The garage has 3 overhead doors (2 single bays & 1 double), a concrete floor and electricity. The garage is insulated and has access to telephone & cable lines. It would make a great place for a workshop, a hobby area or simply provide parking and storage.

TERMS: The property will sell **ABSOLUTE** to the high bidder with **NO RESERVE**. We will require **\$15,000** down the day of the auction, with the balance due at closing to be held on or before **Monday, September 10th, 2018**. Sellers will provide an owner's title policy, and the buyer will be responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee will be split 50/50.



AUCTIONEER'S NOTES: The Sedalia housing market is red hot, and interest rates are still low! With a little remodeling, this could be a very nice home with an excellent location close to Parkview Elementary, the pool, the park, and Parkview Christian Church. Have your finances in order and join us for the open house Thursday, July 19th, to see this home first hand.

Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures

Seller: Dick Hutchison, Special Commissioner

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE L.L.C.

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As always, No buyer's premium or fees...

What you bid is what you

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.