

Public Auction

I will offer my home and approximately 14 acres at public auction. My property is located at 13105 Brush Creek Road, which is 8 miles south of Russellville, MO. From Russellville take AA Hwy 5 miles south to A Hwy. Follow A 2 miles to Sweet Road and then ½ mile to Brush Creek Road. Take a right on Brush Creek Road and my property is the first house on the left (watch for sale signs).

Saturday, September 21, 2024 at 10:00 a.m.

Real Estate

House and approximately 14 acres

The home is a three-bedroom, two bath double-wide mobile home. It has electric heat and central air. There is approximately 1500 sq. ft. with vinyl siding and metal roof. This could be a nice home with some repairs. Also, on the property is a 32' X 40' enclosed building. It has a concrete floor, electricity, walk-in door and large sliding door, 13' wide by 12' high. This building is free span with metal siding and roof. This is a nice building.

There is also a portable 21' X 20' carport in good condition.

The 14 acres of land has approximately 3 acres open and the balance in trees. The water supply on the property is a deep well. Three sides of the property have barbed wire fences.

Terms of the sale:

Absolute sale, no reserve. Last bidder will get the property.

10% down day of the sale and balance within 45 days. Seller will provide an owner title policy. The buyer is 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.

Real estate can be inspected at OPEN HOUSE on Saturday, September 14 from 1-4 p.m. or by appointment only 573-301-6554.

Auctioneer's Note:

This is an ideal start-up piece of property with many possibilities. Don't miss this opportunity. Don

Helen Turner, owner

Don Fahrni Auction Service, Russellville, MO 573-782-3215

Don Fahrni, Auctioneer

Terms: Cash or check with property ID Not responsible for accidents Statements made day of sale take precedence over printed material Pictures may be viewed at auctionarrows.com