

REAL ESTATE AUCTION

Sedalia, MO

Address: 2500 E. 12th St. Sedalia, MO

From Hwy 50 & 65 go East on Hwy 50 Approx. 2 Miles to South Marshall Ave to 12th St. Go West to auction on South side of road. Watch for signs.

Saturday, October 23, 2021 @ 1:00 p.m.

Lot 1: 1 acre M/L consisting of a 1966 House w/ 3 Bedroom, 1.5 Bath w/ Large Kitchen Area & Dining Room. Kitchen floors are heated & has central air. Has an Jenn-Air Electric Cookstove, Whirlpool Dishwasher & Kenmore Double Oven. Has a full basement w/ 14X27 Garage attached to the house, & 14X18 Deck built in 1981. Out buildings include: 20X46 & 12X30 Car Ports built in 1991 & 2001 & 30X48 Building

Lot 2: 2.92 Acres M/L w/ Road Frontage on 14th Street. Would make an ideal building site w/ fence bordering the property.

Lot 3: Combination of Lot 1 & 2 plus an additional \$5,000.00.

Legal consist of: The W one-half of the NE quarter of the SW quarter of the SE quarter of section 2, in town ship 45 N, of range 21 W of the 5th principal meridian in Pettis County, MO, less & except, beginning at a point in the S line of 12th St on the E line of the W half of the NE quarter of section 2. Thence, S 110ft., thence W 90ft, thence N 110ft, thence E 90ft to the place of the beginning in Pettis County, Mo



Auctioneer Notes: There will be an open house on Thursday, September 30th, 1pm-5pm & Thursday, October 14th, 1pm- 5pm. After purchase of the lots there will be a 10% payment down & the balance is due on or before November 10th . Visit our website for additional pictures on the property!

Shirley & the Late Carl Colson, Owner

When the Gavel falls, you'll always find yourself "On Top" with Us

ANSTINE AUCTION LLC

Rick & Jared & Jeremy Anstine Auctioneers

Visit our Website @ www.kingsvillelivestock.com Email: anstineauction@gmail.com

Rick: 816-258-3421, Jeremy: 816-716-9288, Jared: 816-878-5229