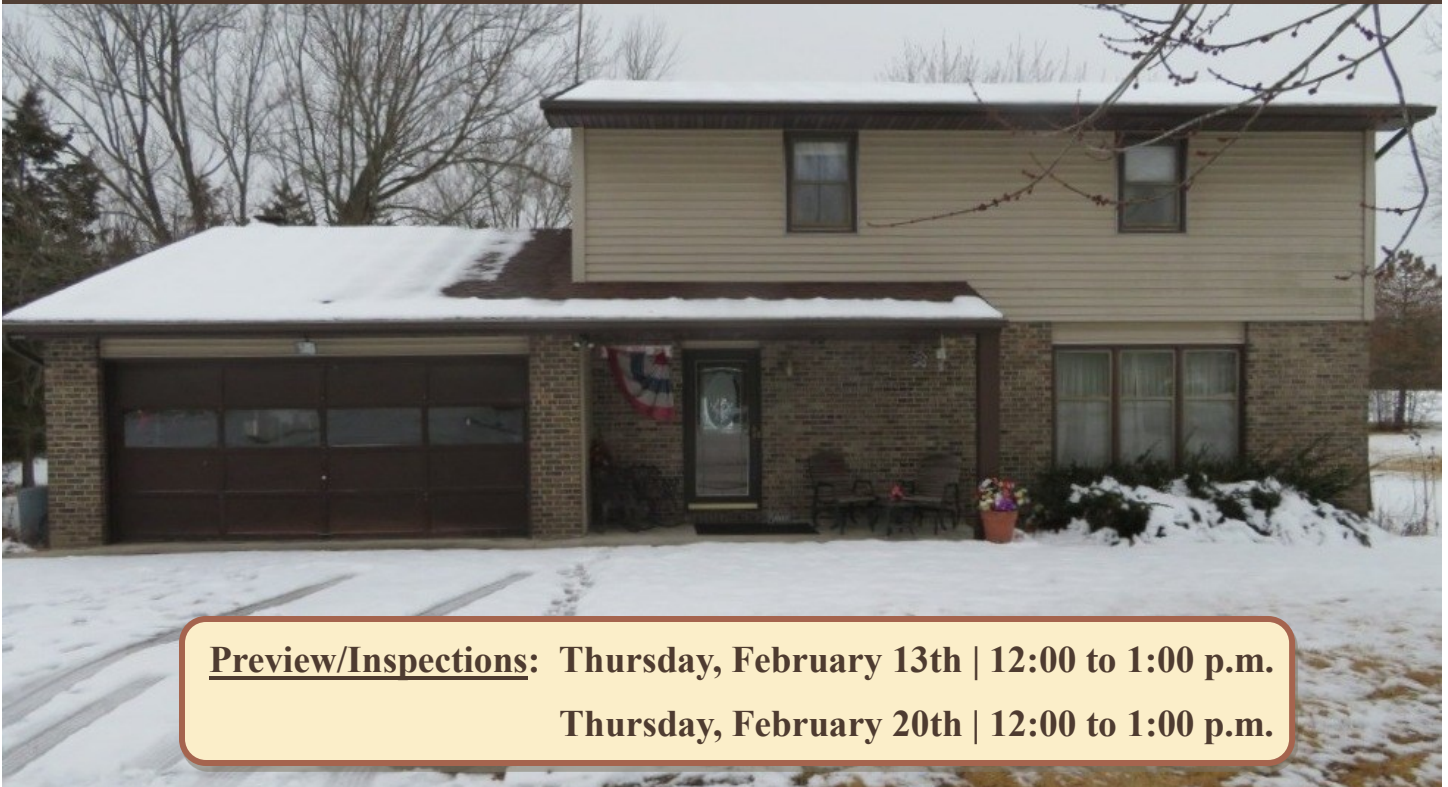


Online Real Estate Auction

5001 State Hwy E, Columbia, MO



Preview/Inspections: Thursday, February 13th | 12:00 to 1:00 p.m.
Thursday, February 20th | 12:00 to 1:00 p.m.

Home & Shop on 3+ Ac., Sells to High Bidder!

- 3,100 +/- Sq. Ft., 4 Bedroom, 3 1/2 Bath
- Spacious Eat-In Kitchen W/ Hardwood Floor
- Cozy Sunroom & Rear Deck Overlooking Park Like Setting
- Lower Level Family Room W/ Woodburning Fireplace
- 37' x 61' Steel Frame Shop W/ Heated Workshop Area

Bidding Ends:

Thursday, February 27th | 12:30 pm

Directions to Property: From I-70/Stadium Blvd. Exit 124 – North on Stadium/Route E approximately 4 miles to home on Left (shortly after the Fire Station). **Watch for signs!**

Terms: \$5,000.00 (Non-Refundable Earnest Money) Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Is Applied To Final Bid. Realtor Participation Welcomed. Realtors and their clients must fill out buyer / broker registration form 48 hours in advance of auction ending. This is NOT required for persons bidding without realtor representation.



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PROPERTY INFORMATION

Main Level

Entryway: 3'7 x 14'4 + 3'7 x 13' – Laminate Flooring, Coat Closet

Full Bathroom: 6' x 6'7 – Laminate Flooring, Walk-In Shower, Vanity With Sink, Wallpaper

Living Room: 12'9 x 18'9 – Triple Wood Window, Carpet

Dining Room: 11'5 x 11'11 – Carpet, Double Wood Window

Eat-In Kitchen: 11'5 x 21'3 (measurement includes pantry) – Hardwood Floor, Updated Upper Cabinets, Partial Wallpaper, Maytag Stainless Steel Built-In Microwave, KitchenAid Stainless Steel Built-In Dishwasher (newer), Smoothtop Electric Stove, Sliding Patio Door To Rear Sunroom

Bedroom/Rear Family Room: 11'6 x 16'10 – Carpet, 2 Wood Windows, 2 Closets, Walk Door To Garage

Rear Sunroom: 12'9 x 13'7 – Laminate Floor, Sliding Patio Door To Rear Deck, 7 Sliding Vinyl Windows With Hunter Douglas Shades, Lighted Ceiling Fan

Rear Wood Deck: 12' x 16' – Bench Seating

2 Car Garage: 18'9 x 19'3 – Attic Access With Pull Down Stairs, 32" Walk Door To Side Yard, Craftsman ½ HP Electric Opener, Window, Ceiling Fan, 7' T x 16' W Overhead Garage Door

Covered Front Porch: 4' x 16'3

Upstairs

Full Hall Bath: 8' x 8'3 – Wallpaper, Tub/Shower Combo, Window, Carpet, Vanity With Sink

South Bedroom: 10' x 12' – Walk-In Closet, Carpet, Window

North Bedroom: 10' x 14' – Carpet, Window

Master Bedroom: 11'5 x 20' – Carpet, Double Window, Double Closet

Master Bathroom: 4'10 x 9' – Carpet And Vinyl Flooring, Tub/Shower Combo, Wallpaper, Vanity With Sink, Window

Basement

Sewing/Craft Room: 13' x 17'8 (measurement includes laundry closet) – Closet, Montgomery Ward Chest Deep Freeze, Carpet, Drop Tile Ceiling

Half Bath: 5' x 6' – Vinyl Floor, Vanity With Sink (Plumbed for Shower, per Seller)

Family Room: 8'9 x 38'7 – Paneling, Vinyl Floor, Wood Burning Fireplace With Brick Hearth (Condition Unknown, per Seller) Window Well Window

Office: 10'10 x 13' – Berber Style Carpet, Window Well Window

Outbuilding

Steel Truss Building With Metal Siding: 37' x 61' (outside measurement)

Workshop Area: 20' x 35'6 – Concrete Floor, Electric, Window Air Conditioning, 6'6 T x 8' W Overhead Garage Door, Walk Door, ½ Bath, Electric Furnace, Built-In Shelving

Unfinished Shop Area: 37' x 40'5 – Dirt Floor, 12' T x 16' W Overhead Door With LiftMaster Garage Door Opener, Large Loft Storage Area

General Information

Schools: West Boulevard Elementary, Smithton Middle, Hickman High School

2019 Taxes: \$2,458.74, per Boone County Collector

Zoning: A-2, per Boone County Planning & Zoning

Year Built: Home – 1976, per Boone County Assessor; Shop – 1993, per seller

Square Footage: 3,100 +/-

Acreage: 3.30 ac. +/-, per Boone County Assessor

Foundation: Concrete, Sunken Basement

Exterior: Front – Brick And Vinyl Siding, Sides & Rear – Vinyl Siding

Roof: Architectural (age unknown, per Seller)

Parcel #: 11-700-29-01-002.00 01

Legal Description: LOT FOUR (4) OF PERKINS & DINGMAN SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 11, PAGE 116, RECORDS OF BOONE COUNTY, MISSOURI.

Utilities

Electric: \$198 – 12 Month Average, per Boone Electric

Water: \$26.15 – 12 Month Average, per Consolidated Water

Propane Gas: Tank Owned, Remaining Propane at Closing Conveys to New Owner, per Seller

Sewer: Lagoon, per seller

Heating and Cooling / Hot Water Heater: York LX Series Propane Gas Furnace Heat Pump System with Central Air (2010, per seller), Whirlpool 40 Gallon Electric EnergySmart Hot Water Heater, Water Boss Water Softener (Owned, per Seller), 200 Amp Main Breaker

Auction Disclaimer: Purchaser and/or Purchaser's Agent/Broker Shall Bear the Responsibility To Review All Property Exceptions, Easements, Restrictions, Etc. And To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure And On Auction Website Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS IS" With No Warranties Made By Seller Or Auction Company.