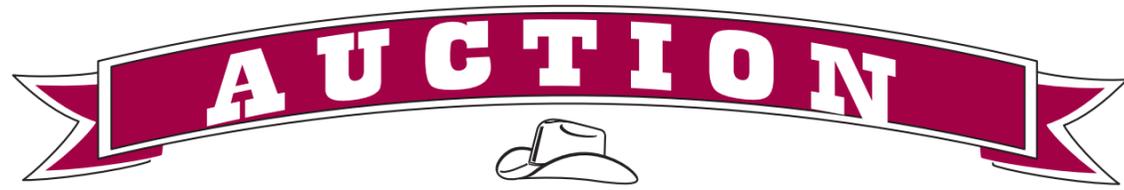




M.R. CLARK



REAL ESTATE AUCTION

SATURDAY, DECEMBER 16TH, 2017 10 AM

ESTATE OF LINDA DAUGHERTY-PUBLIC ADMINISTRATOR OF FRANKLIN COUNTY
MARY JO STRAATMANN GUARDIAN AND CONSERVATOR
803 W. MAIN STREET, UNION, MO 63084

Directions: At the intersection of Hwy 47 and Independence. Make Turn onto Independence, Driving West to Left onto Main Street and continue to the residence. Watch for auction signs. Auction route will be well marked on sale day.

Cute Bungalow in a great location of Union. This property will make a nice investment opportunity or smaller family home. Give us a call at 314-650-7317 with questions regarding this property.

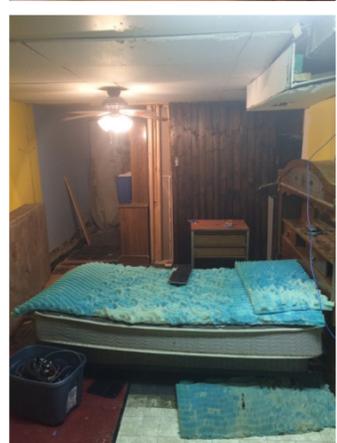
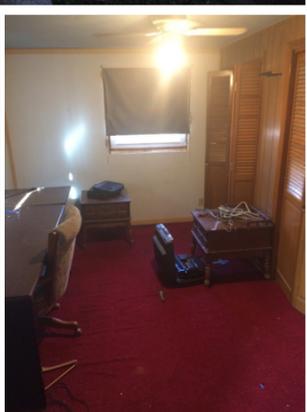
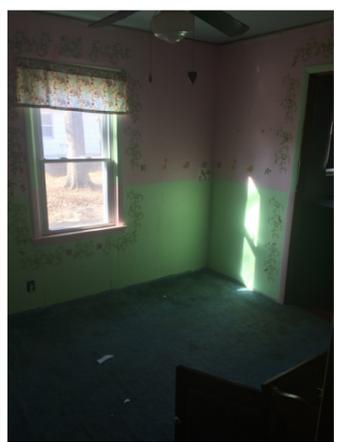
THIS REAL ESTATE WILL SELL TO THE HIGHEST BIDDER WITH THE MINIMUM OPENING BID OF \$38,500.00

TERMS AND CONDITIONS: Property will be sold "As Is, Where Is". The successful bidder on the property will be required to deposit \$10,000.00 down in non-refundable funds on sale day with the balance of sale price due upon closing within 30 days and sign the basic legal binding contract of sale. The seller will provide a clear insurable title at the time of closing. This is an equal housing opportunity without regard to race, color, religion or national origin.

Parcel ID #: 17-8-27.0-3-001-020.000-Lot PT 28IDA CLARKS ALT- SEC 27-TOWNSHIP 43-RANGE 1 WEST

Home Features Include:

- Built in 1958
- Two bedroom home, Sitting Room, Laundry/Mudroom, Kitchen/Living/Dining Room
- Full Bath
- Off street parking
- Lawn and garden storage shed
- Updated windows
- Vinyl siding
- Possibly Hardwood Floors throughout
- Oak kitchen cabinets
- Kenmore washer and electric dryer
- Range
- Whirlpool electric water heater
- Dishwasher
- 100 Amp electric service
- Assorted furniture will be included with the house in the sale.
- 1/2 bath in basement
- Central AC
- Natural Gas Furnace
- Chain Link Fencing
- City Water, Sewer, Trash
- Sq. Ft. Of Home Approx: 1,272
- Rectangular Lot -slightly irregular - Front 60' x 146'
- Taxes Approximately: \$ 790.34
- Taxes prorated at closing
- Buyer responsible for Occupancy Permit if required



Auction Zip ID 3218
LUNCH WILL NOT BE AVAILABLE.
For more photos see this auction listing on Auction Zip or at:
www.mrclarkauktion.com

TERMS: Photo registration. Nothing to be removed until settled for. Everything sells "As Is, Where Is, Without Warranty." Not Responsible for accidents. Announcements made day of auction supersede printed material.

Auctioneer's note: This property represents a nice value in this area. With some TLC this will be a great little home or rental. As always, we appreciate your attendance! Mike, Julie and the Whole Auction Team.

102 ELM STREET • WASHINGTON, MO 63090 • TEL. 636-390-2220 • CELL 314-650-7317