

# 2105 Callaway Dr., Columbia, MO

**ABSOLUTE  
AUCTION  
No Minimum  
or Reserve**

**Monday,  
July 14th  
12:00 P.M.**



***Move In Ready Ranch Style Home***

***Cozy Four Season Sunroom Overlooking Back Yard***

***Affordable One Level Home For Retirees, First Time Home Buyers & Investors***

- 3 Bedroom, 2 Bath Ranch Home
- Living Room with Vaulted Ceiling and Recessed Lighting
  - Spacious Eat-In Kitchen with Oak Cabinets
  - Close To Restaurants & Shopping
- Nicely Landscaped Backyard & Maintenance Free Exterior
  - Two Car Garage & Lawn Shed

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**Directions:** From I-70, Take Exit 128A North Towards Hwy 63, Right On Clark Ln. For 1 2/10 Mile to Traffic Circle, Take 2nd Exit to Ballenger Ln. For 3/10 Mile to Right on Orchard Ln. to Left on Callaway Dr. to Home on Left (Watch For Signs!)

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**Terms:** \$5,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Is Applied To Final Bid. Public & Realtor Participation Welcomed. Realtor's must have clients registered by 12 pm on July 12. Public doesn't need to pre-register.

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# PROPERTY INFORMATION

**Living Room:** 16' x 18' - Vaulted Ceiling, Recessed Lights, Tile Entry, Carpet, Double Vinyl Window, & Lighted Ceiling Fan

**Eat-In Kitchen:** 10'5" x 16'6" - Newer Built-In LG Digital Microwave, Built-In Gibson Dishwasher, Frigidaire Smooth Top Electric Stove, Oak Cabinets, Vinyl Floor, Lighted Ceiling Fan, Sliding Door to Four Season Porch, Laundry Closet, & Window

**Full Hall Bathroom:** 5' x 8' + 2'10" x 3'5" - Oak Vanity, Vinyl Floor, Linen Closet, Tub/Shower Combination, & Wallpaper

**Master Bedroom:** 11' x 13'4" - Carpet, Lighted Ceiling Fan, & Vinyl Window

**Full Master Bathroom:** 4'11" x 8'3" - Tub/Shower Combination, Vinyl Floor, & Oak Vanity

**Northeast Bedroom:** 9'11" x 12'9" - Carpet, Vinyl Window, Lighted Ceiling Fan, & Partial Wallpaper

**Southeast Bedroom:** 9'11" x 10'5" - Carpet, Vinyl Window, Lighted Ceiling Fan, & Wallpaper Border

**Four Season Sunroom:** 7'6" x 11'4" - Berber Carpet, Walk Door to Back Yard, 7 Vinyl Windows, & Lighted Ceiling Fan

**Two Car Garage:** 19'9" x 15' + 5'10" x 5'11" - Chamberlin 1/2 HP Opener, Attic Storage, & 16' Overhead Garage Door

**Lawn Shed:** 8' x 16'



# GENERAL INFORMATION

**Schools:** Alpha Hart Lewis Elementary, Lange Middle, & Battle High

**2013 Taxes:** \$1,115.58, As Per Boone County Collector

**Zoning:** R-1, As Per City of Columbia

**Year Built:** 1992, As Per Boone County Assessor

**Square Footage:** 1,184 Sq. Ft. +/- (includes sunroom)

**Lot Size:** 85' x 120', As Per Boone County Assessor

**Foundation:** Concrete, Slab

**Roof:** Architectural

**Exterior:** Vinyl Siding, Aluminum Soffits

**Parcel #:** 17-207-00-04-021.00 01

**Legal Description:** Lot Twenty-one (21) of Meadowland's Subdivision Plat Number Four (4) in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 26, Page 20, Records of Boone County, Missouri.

## Monthly Utilities

**City of Columbia (Electric, Water, Sewer, & Trash):** \$90.00 - 12 Mo. Average

**Ameren UE (Gas):** \$50.00 –12 Mo. Average

**Heating & Cooling:** Newer Bryant Plus 80V Natural Gas Furnace and Central Air, Attic Fan, RUUD 40 Gallon Natural Gas Hot Water Heater, 200 AMP Main Breaker



**Auction Disclaimer:** Purchaser And / Or Purchaser's Agent / Broker Shall Bear The Responsibility To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure 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. Announcements Day Of Auction Take Priority Over All Advertising.