

Online Absolute Auction No Minimum, No Reserve

**Bid Online At
www.atterberryauction.com**

**414 Case Ave.
Jefferson City, MO**

**Online Bidding Ends
Tuesday, July 29
6:00 PM**



- ◆ **Walking Distance To Capital Region Medical Center**
- ◆ **2 Bedroom, 1 Bath With Unfinished Basement**
- ◆ **Eat-In Kitchen, Living Room & Family Room**
- ◆ **Covered Front Porch & Spacious Back Yard**
- ◆ **Home Needs Some TLC, But Would Make A Great First Home Or Rental!**

***Open House & Inspection:
Tuesday, July 22 from 12:00 pm to 1:00 pm***

Directions: From US-54 Take the Jefferson St. Exit, Turn Right on Jefferson St, Then 1st Right on Stadium Blvd. for 3/10 mi. to 2nd Left onto Adams St., Then 1st Right onto Case Ave. to Home on Right (Watch for Signs)

Terms: \$5,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days Or Sooner. A 5% Buyer's Fee Applies To The Final Bid. Closing Will Be Held at Monarch Title Co., Columbia, MO. Public & Realtor Participation Is Welcomed! Realtors Must Have Clients Pre-Registered By July 27th @ 6:00 p.m., No Exceptions.

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PROPERTY INFORMATION

Main Level

Living Room: 11'4 x 12'4 - 2 Windows, Berber Carpet, Painted Paneling

Front Bedroom: 8'7 x 11'4 - Berber Carpet, 2 windows, Painted Paneling, Lighted Ceiling Fan, NO Closet

Kitchen: 11'4 x 12'4 - Vinyl Floor Window, Partial Paneling & Tile Walls, Drop Ceiling, Tappan Refrigerator, Americana Gas Stove

Back Family Room: 12' x 15' - Drop Ceiling, No Floor Covering, T-111 Lined Interior Walls, 2 Walk Doors Leading Outside

Full Hall Bath: 5' x 6'7 - Vinyl Floor, Tub/Bath Combo, Window, Partial Tile Walls

Back Bedroom: 8'8 x 11'4 - Lighted Ceiling Fan, Window, Berber Carpet

Front Porch: Covered

Side Deck: 8' x 12'

Basement: Unfinished

Square Footage: 720 sq. ft. +/- (As per Cole Co. Assessor)

Roof: Composition

Foundation: Concrete & Block Foundation, Unfinished Basement

Schools: Thorpe Gordon, Thomas Jefferson, & Jefferson City High

2013 Taxes: \$259.77, As Per Cole County Collector

Zoning: RS-4, As Per City of Jefferson Planning Department

Year Built: 1922 +/-, As Per Cole County Assessor

Square Footage: 720 Sq. Ft. +/-, As Per Cole County Assessor

Parcel #: 11-04-18-0002-009-028

Legal Description: Lot Ninety-Eight (98) of Morris' Subdivision of the East Part of Outlot Number Eight-Six (86) in the City of Jefferson, Cole County, Missouri



Utilities

City Of Jefferson (Sewer): \$21.07 Base Rate for Two People (2,992 Gallon Avg. Usage); **AmerenUE (Electric & Natural Gas):** \$125.00 12-mo. average (2011-2012); **MO American Water:** \$50.00 – 12 month Average (2009-2010) **Heating & Cooling:** Trane XL 1200 Super Efficiency Weathertron Heat Pump, Trane Gas Furnace, Whirlpool 40 gallon Natural Gas Hot Water Heater

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.