

# Absolute Auction

**No Minimum, No Reserve**

**3827 Rt. J,  
Jefferson City, MO**

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**Monday, Sept. 8th  
12:00 P.M.**



***Open House: Wednesday, August 27 from 6 to 7 p.m.***

- **Maintenance Free Brick Ranch Home On Blacktop**
- **Large 1 Ac. +/- Lot, Located within City Limits of Taos**
  - **2 Bedrooms, 1 Bath On Main Level • Newer Roof**
  - **Full Unfinished Walkout Basement With Bath**
  - **24' x 30' Detached Metal Shop W/ Concrete Floor**

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**Directions:** From The Hwy. 63 South/Hwy. 50 East Interchange in Jefferson City, East on Hwy. 50 for 8 & 4/10 Mi. to the Route J/Route M Exit, Turn Left or North on Rt. J for 7/10 mi. to Home on Right (Watch for Signs)

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**Terms:** \$10,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days. 4% Buyer's Fee Is Applied To The Final Bid. Public Participation Is Welcomed! 48 Hour Broker Pre-Registration Required. Visit Website For Forms, Or Call Auction Company.

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# PROPERTY INFORMATION

## Main Level

**Living Room:** 13' x 19'6" – Triple Window & Carpet

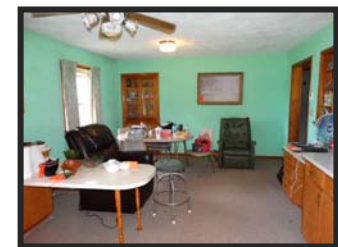
**Kitchen/Dining Combination:** 13'4" x 20'8" – Carpet, Two Windows, Walk Door to Garage, Built in China Hutch, Lighted Ceiling Fan, Built-In Desk Area, & Frigidaire Electric Stove

**Hall Bath:** 4'6" x 5'6" + 4'10" x 7'8" – Newer Oak Vanity with Sink, Linen Closet, Partial Tile Walls, Bathtub, Newer Vinyl Tile Floor, & Window

**East Bedroom:** 11' x 13' – Carpet, Two Windows, & Walk-In Closet

**West Bedroom:** 9'2" x 11'9" + 4' x 9'7" – Carpet & Two Windows

**Two Car Garage:** 19' x 27' – 16' Overhead Garage Door, Two Windows, & Paneling



## Basement

**Unfinished Area:** Partial Drop Ceiling, Washer & Dryer Hookup, and Walk Door to Back Yard

**Bathroom:** 6'6" x 8' – Linoleum Floor, Drop Ceiling, Paneling, & Shower

**Unfinished Workshop/Storage:** 19' x 27'4"

**Metal Detached Garage/Workshop:** 24' x 30' – Concrete Foundation, Aluminum Soffits, Two Windows, 36" Walk Door & 10' x 7' Overhead Door



## General Information

**Schools:** Moreau Heights Elementary, Lewis & Clark Middle, Jefferson City High

**2013 Taxes:** \$1,136.96, Per Cole Co. Collector

**Zoning:** Property is located in City Limits of Taos, MO, Per Cole Co. Public Works

**Year Built:** 1966, Per Cole Co. Assessor

**Square Footage:** 1,247 Sq. Ft. +/-, Per Cole Co. Assessor

**Lot Size:** 1.14 Ac. +/-, Per Property Deed; **Foundation:** Concrete, Walk-Out Basement

**Exterior:** Brick with Aluminum Soffits; **Roof:** Newer Architectural Roof

**Parcel No.:** 12-09-29-0004-002-005

**Legal Description:** A tract of land containing 1.14 acres more or less and being part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Nine (29), Township Forty-Four North (44), Range Ten West (10) Records of Cole County, Missouri. (Exact Legal Description to Prevail)

## Utilities

**Three Rivers Electric Coop:** \$128.75 – 12 mo. average

**Water:** Home is served by a private well, no records available on condition, as per family.

**Sewage:** Septic Tank, as per family and S & D Septic

**Heating & Cooling:** Radiant Ceiling Heat (as per family), Newer Whirlpool 40 Gallon Electric Hot Water Heater, Ecowater Systems Water Softener, Well-Rite Well Tank, 200 AMP Main Fuse Panel

