

Land & Home Auction



**8661 S. Rangeline Rd.
Columbia, MO**



OFFERED IN THREE
TRACTS,
COMBINATIONS,
AND THE
ENTIRETY

(Selling Off-Site) Friday, October 3 at 12 Noon at Englewood Club House

Tract 1:

- 10 Acres +/-; • 2,000 +/- Sq. Ft., 3 Bedroom Home; • Possible Inlaw Apartment with Kitchenette; • Enclosed Sun Porch; • Maintenance Free Exterior; • 2 Car Garage; • Newer Furnace, Central Air, & Windows; • Generac All-Weather 20KW Generator & More!
- Shop / Machine Sheds: 26ft. x 52ft. Metal Shop With 15' x 52' Addition; • 30ft. x 72ft. Machine Shed; • 26ft. x 60ft. Machine Shed
- **Tract 2:** 17 Acres +/- and **Tract 3:** 13 Acres +/-
- Tillable Land Is Currently Leased with Shared Crop Agreement
 - Mainly Level With Great Building Sites

Directions to Property: From Hwy. 63 & Broadway Exit, Go East on Hwy. WW for 2 & 6/10 mi. To Right on S. Rangeline Rd. for 3 & 1/10 mi. to Home on Right (Watch for Signs)!

Directions to Auction: From Hwy. 63 and Hwy. H (Col. Regional Airport) Exit, East Approx. 4 mi. on Hwy. H to Englewood Club House On Right. (Watch for Signs)!

Terms: \$30,000.00 Down On The Entirety, Or \$10,000.00 Down Per Tract, Day Of Auction. Balance Due Within 30 Days. For Realtor Participation, Please Visit Our Website At www.atterberryauction.com.

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Atterberry
Auction & Realty Co., LLC.
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PROPERTY INFORMATION

Upper Level

Entryway: 3' x 7'5 – Newer Entry Door with Stained Glass Window & Vinyl Floor

Living Room: 12' x 15'10 – Carpet, Picture Window, & Window A/C Unit

Dining Room: 9'4 x 9'7 – Newer Vinyl Sliding Door to Enclosed Sun Porch & Carpet

Sun Porch: 8' x 9' – Lots of Vinyl Windows, Lighted Ceiling Fan, Walk Door to Backyard, Great View of Property, & Carpet

Kitchen: 10'7 x 10'11 – Newer Maytag Smooth Top Stove, Built-In Maytag Digital Microwave, Laminate Flooring, Pantry, Oak Cabinets, Window, & Partial Wallpaper

Full Hall Bathroom: 4'11 x 7'4 – Oak Vanity & Sink, Walk-In Shower, Vinyl Tile Floor, & Wallpaper

NE Bedroom: 9' x 11'5 – Carpet & Window

SE Bedroom: 9'5 x 11'5 – Carpet & Window

Master Bedroom: 11'11 x 12'5 – Walk-In Closet, Carpet, Lighted Ceiling Fan, Window, & Partial Paneling

Half Master Bathroom: 4'11 x 7'5 - Oak Vanity with Sink, Linoleum Floor, Partial Wallpaper, & Window

Lower Level

Family Room: 11' x 21' – Wall Mounted Warm Morning Gas Heater, Two Windows, Drop Ceiling, Carpet, Partial Paneling & Wallpaper

Kitchenette: 11'4 x 15'7 – Maytag Gas Stove, Drop Ceiling, Carpet, Window, Partial Paneling & Wallpaper

Laundry/Furnace Room: 6'11 x 7'10 + 3'8 x 4' – Drop Ceiling, Carpet, & Paneling

Half Bath: 4'4 x 5' + 5'5 x 5'6 – Vanity with Sink, Carpet, Window, Paneling, & Wallpaper

Office/Craft Room: 11' x 11'6 – Carpet, Window, Paneling, & Drop Ceiling

Finished Storage Room: 11'5 x 12'6 – Drop Ceiling, Paneling, & Rear Entry Door

Two Car Garage: 23'6 x 24'; **Detached Wood Deck:** 20' x 30'



OUT BUILDINGS

Metal Shop (Pole Barn): 26' x 52' With 15' x 52' Addition – Concrete Floor, Electric, Double Sliding Doors (2'8 x 10'), Rollup Door (9' x 7'), & Double Sliding Doors on South (13' x 11')

North Metal Pole Barn / Machine Shed: 72' x 30' – Opens to East

Southwest Metal Pole Barn / Machine Shed: 26' x 60' – Gravel Floor & Opens to East



GENERAL INFORMATION

Schools: New Haven Elementary, Oakland Middle, & Battle High

2013 Taxes: \$1,540.31, Per Boone Co. Collector

Zoning: Tract 1, Zoned A-1 & A-2; Tract 2 & 3, Zoned A-1, Per Boone Co. Resource Mgmt. (Reference Attached Zoning Map)

Year Built: 1974, Per Boone Co. Assessor

Square Footage: 2,000 sq. ft. +/-

Lot Size: 42.36 Acres, Per Boone Co. Assessor

Foundation: Concrete, Walkout Basement

Exterior: Brick Front, Steel Siding, Aluminum Soffits, & Newer Vinyl Windows

Roof: Composition

Parcel No.: 21-600-13-00-013.00 01

Legal Description: A tract of land containing 43.26 acres more or less, located in Section 13, Township 47 West, Range 12 West of Boone County, Missouri



Utilities

Boone Electric: \$86.00 – House 12 mo. avg.; \$21.00 – Shop 12 mo. avg.

Consolidated PWSD: \$15.17 – 12 mo. avg.

Propane Tank: Leased from MFA Propane, per family

Sewer: Two Septic Tanks, per family

Heating & Cooling: Newer Lennox Gas Furnace & Central Air (Oct., 2012); Generac All-Weather 20 KW Aluminum Generator; Attic Fan; Newer Richmond Electric 40 Gallon Hot Water Heater; 200 AMP Main Breaker with Subpanel; Morton System Saver Water Softener

Auction Terms

REGISTRATION: Registration will begin one hour before the auction. All bidders must provide name, address, & phone number. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

DOWN PAYMENT: The successful bidder(s) shall be required to pay \$10,000.00 down day of auction on each tract of land or \$30,000.00 down on entirety with remaining balance due within 30 days or upon closing.

FINANCING: Financing is not a contingency of sale in this offering. Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction.

CONTRACT SIGNING: The successful bidder shall execute a purchase agreement at the auction site immediately following the close of bidding.

CLOSING: Buyer shall close within 30 days of the auction date, Possession will be delivered at closing subject to any remaining rights of the current tenant(s).

BUYER'S FEE: A buyer's fee of four percent (4%) shall be added to the high bid and included in the total purchase price to be paid by successful bidder(s) at closing.

EVIDENCE OF TITLE: Seller shall furnish at seller's expense an Owner's Policy Of Title Insurance in the amount of the total purchase price and shall execute a warranty deed conveying the real estate to the buyer.

REAL ESTATE TAXES & ASSESSMENTS: The 2014 taxes are to be prorated as of the closing date.

AGENCY: Atterberry Auction & Realty Co., LLC and its representatives are Exclusive Agents of the Seller.

BROKER PARTICIPATION: A commission will be paid to any properly licensed Broker who registers a successful buyer according to the Broker Participation Agreement. This form is available from the Auction Company and must be completed and returned no later than Oct. 1 at 12:00 noon prior to the auction. We do not offer a fee, if you are a licensed real estate agent and buying for yourself.

NOTE: Land measurements for each tract are approximate. This is not a survey, but is an approximate calculation. **An actual survey will determine the acreage amounts and boundaries, if property sells individually.** The approximate boundaries are marked by orange tape. They may vary in order to get the acreage for each parcel as close as shown on the map.

WATER SERVICE: Tract 1 (Home & Outbuildings) are currently served by Consolidated Water District No. 1. Should the two tracts sell separately, buyer(s) of Tract 2 & 3 will need to contact the Water District at 573-449-0324 for information on existing water main and setting of new meter(s).

CROP: Current crop does not convey with property. Buyer(s) of property agree to give current farmer access to the farm for purposes of harvesting his current crop only.

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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.