

**ABSOLUTE  
AUCTION**

**No Minimum,  
No Reserve**

# 780 W. Route K Columbia, MO



**Tuesday, October 14  
12:00 P.M.**

- **3 Bedroom, 2 Bath Ranch With Main Level Living**
- **Spacious Family Room Addition With Vaulted Ceiling & Several Large Windows Overlooking Wooded Bluff**
  - **Large Eat-In Kitchen**
  - **Hardwood Floors**
  - **Unfinished Walk-Out Basement**
  - **Move-In Ready & Maintenance Free Home**
- **Near Schools, Shopping & Rock Bridge State Park**

**Directions:** From Providence Road & Nifong Blvd., Go South on Providence Rd. for 2 miles, Continue on Route K for 9/10 mile to Home on Left (Watch for Signs)!

**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 To Determine Contract Price. Public & Realtor Participation Welcomed! Realtors Must Have Clients Registered By Oct. 12 @ 12 Noon, No Exceptions.

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# PROPERTY INFORMATION

## Main Level

**Covered Front Porch:** 4'9 x 22'

**Living Room:** 12'3 x 21'3 – Picture Window, Wallpaper Border, & Carpet with Hardwood Underneath

**Eat-in Kitchen:** 10'3 x 22'6' - Built-in GE Dishwasher, GE Smooth Top Electric Stove, Update Stainless Steel Sink & Faucet, Tile Backsplash, Pass Window Through to Family Room, Oak Style Laminate Floor, Carpet, Wallpaper, Walk Door to Garage,

**Family Room:** 11'9 x 28'9 (Measurement Includes Closet) – 12 Large Windows Overlooking Wooded Lot, Transom Window, Exposed Cedar Beams, Recessed Lighting, Two Ceiling Fans, Vaulted Ceiling, Berber Carpet, & Walk Door to Side Wood Deck. Oversized Closet Includes Adjustable Shelving & Washer/Dryer Hookup

**Full Hall Bath:** 4'10 x 8' – Built-In Storage Cabinets, Partial Tile Walls, Oak Style Laminate Floor, & Tub/Shower Combination, & Window

**Southeast Bedroom:** 10' x 13' – Carpet with Hardwood Underneath, Double Window, & Wallpaper Border

**Northwest Bedroom:** 10'3 x 10'8 – Carpet with Hardwood Underneath, Three Windows, & Ceiling Fan

**Master Bedroom:** 8'2 x 12'2 + 3'4 x 6'7 – Carpet with Hardwood Underneath & 2 Windows

**Full Master Bath:** 4' x 4'2 – Walk-In Shower, Pedestal Sink, Tile Floor, & Window

**Single Car Garage:** 11'3 x 19'3 - Liftmaster ½ HP Opener, Newer 9' x 7' Garage Door, Window, Stairs to Basement, & Walk Door to Side Wood Deck

**Side Wood Deck with Ramp:** 6' x 17' + 9'9 x 13'

## Basement

**Unfinished Area:** 23 x 44'6 – Two Newer Steel Walk Doors to Backyard, 9 Windows, Partial Wiring, Partial Studded Walls, Rough Plumbed for Bathroom, Washer/Dryer Hookup, & Covered Rear Patio

## GENERAL INFORMATION

**Schools:** Rock Bridge Elementary, Gentry Middle, & Rock Bridge High

**2013 Taxes:** \$1,430.64, Per BOCO Collector; **Zoning:**, R-1, Per City of Columbia; **Year Built:** 1965, Per BOCO Assessor

**Square Footage:** 1,450 sq. ft. +/-; **Lot Size:** 116' x 365' (Irregular Shape), As Per Boone Co. Assessor

**Foundation:** Concrete, Walk-Out Basement; **Exterior:** Brick, Vinyl, Vinyl Soffits, Aluminum Gutters; **Roof:** Composition Shingles

**Parcel No.:** 20-314-00-01-001.00 01; **Legal Description:** Lot Four (4) of K-View Acres, a subdivision located in Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 7, Page 4, Records of Boone County, Missouri.

## Utilities

**Boone Electric:** \$144.28 – 12 Month Avg.; **Consolidated Water #1:** \$36.75 –12 Month Avg.; **Ameren UE (Gas):** \$95.00 – 12 Month Avg.; **Sewage:** Lagoon—Currently not to code. Connection to City or County sewer will be responsibility of the new buyer. Please contact Andy Lister at Boone Co. Regional Sewer District (573-441-0210 or Lindsay Schaefer at City of Columbia (573-441-5481) for more information on sewer requirements.

**Heating & Cooling:** Carrier Aire-Flo Natural Gas Furnace & Central Air, Attic Fan, Whirlpool 40 Gallon Natural Gas Hot Water Heater with Expansion Tank, & 200 AMP Main Breaker with 100 AMP Subpanel

**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.

