

# Absolute Auction

## No Minimum, No Reserve

**Attention: Professionals, Retirees, & Investors**

**2411 Beasley Ct. #A  
Jefferson City, MO**

**Thursday, October 16th  
12:00 PM**



**Open House  
Thurs., Oct. 9 -12 to 1 PM**



- ◆ **Spacious 1,700 sq. ft. +/- Ground Level Condo**
- ◆ **Located Near Shopping & New Hospital**
- ◆ **2 Bedroom, 2 ½ Bath**
- ◆ **Large Living Room With Fireplace & Eat-in Kitchen**
- ◆ **Lower Level Family Room or Non-Conforming 3rd Bedroom**
- ◆ **One Car Garage with Extra Storage Space & Maintenance Free Exterior**

**Directions:** From Hwy. 54, Take The MO-179 / MO B Exit Towards Wardsville, East On Hwy. B Approx. 1 & 2/10 Mile To Left On Lorenzo Greene Drive, Take First Right Onto Tanner Bridge Road 2/10 Mile To Second Right Onto Beasley Court. (Watch For Signs!)

**Terms:** \$5,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days Or Sooner. A 4% Buyer's Fee Applies To The Final Bid. Public & Realtor Participation Is Welcomed! Realtors Must Have Clients Pre-Registered By Oct. 14 @ 12:00 p.m., No Exceptions.

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# PROPERTY INFORMATION

## Main Level

**Entry Way:** 5' x 5'4 – Vinyl Tile Floor, Washer & Dryer Closet With GE Electric Washer & Dryer

**Hall Half Bath:** 3'11 x 4'7 – Wallpaper, Vinyl Tile Floor, & Vanity with Sink

**Living Room:** 11' x 11'8 + 10'6 x 13'6 – Wood Burning Fireplace, Two Built-In Bookcases, Recessed Lights, Double Window, Carpet, & French Door Leading To Rear Deck

**Dining Area:** 9' x 9'4 – Carpet

**Kitchen:** 8' x 9'4 + 4' x 5'11 – Newer Hotpoint Electric Range, Built-In Whirlpool Dishwasher, Window, & Vinyl Tile Floor

**Rear Wood Deck:** 12' x 12'



## Upstairs

**North Bedroom (Master):** 11'4 x 19' – Large Closet, Carpet, Lighted Ceiling Fan, & Two Windows

**Jack-N-Jill Full Bathroom:** 8'5 x 13' – Large Jetted Tub/Shower, His and Her Sinks, Oak Vanity, Skylight, & Carpet

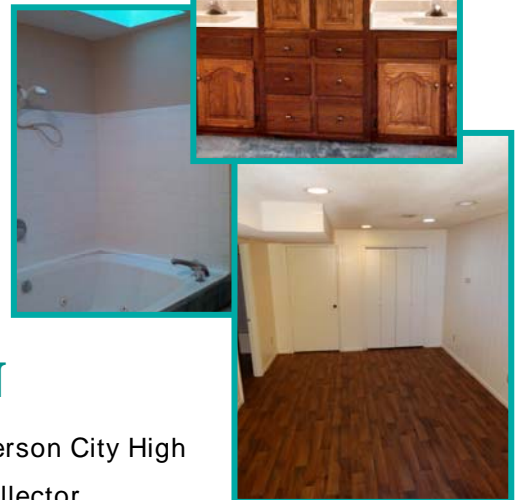
**South Bedroom:** 10'4 x 17'6 – Walk-In Closet, Two Windows, Carpet, & Ceiling Fan

## Basement

**Family Room / Non-Conforming Bedroom:** 11' x 18'2 – Newer Vinyl Floor, Closet, Painted Paneling, & Recessed Lights

**Full Bathroom:** 4'11 x 10' – Tub/Shower Combination, Vanity with Stainless Steel Sink, & Newer Vinyl Floor

**Single Car Garage:** 10'10 x 17'4 + 11'10 x 11' (Storage/Shop Area) – Overhead Garage Door with Opener



# GENERAL INFORMATION

**Schools:** Thorpe Gordon Elementary, Lewis & Clark Middle, & Jefferson City High

**Zoning:** PUD; **2013 Taxes:** \$771.41, As Per Cole County Collector

**Year Built:** 1983, As Per Cole Co. Assessor; **Square Footage:** 1,700 Sq. Ft +/-, As Per Cole Co. Assessor

**Association Dues:** \$75.00, monthly

## Utilities

**Ameren UE (Electric):** \$100.00 – 12 mo. avg.; **City of Jefferson (Sewer):** \$15.35/mo.; **PWSD No. 2 Cole Co. (Water):** \$11.44 – 12 mo. avg.; **Republic Waste Service:** 65 Gal. Trash & Recycle Container - \$53.46 quarterly

**Heating & Cooling:** RUUD Electric Furnace and Central Air & RUUD 40 Gallon Electric Hot Water Heater

**Parcel #:** 1007250001003020001

**Legal Description:** Unit A of BEASLEY SUBDIVISION SOUTH CONDOMINIUM NO. SIX (6), according to Declaration of Condominium and Bylaws and exhibits thereto on file in the office of the Cole County Recorder, in Book 271, Page 646, and in Plat Book 11, Page 18, Records of Cole County, Missouri, together with all of the appurtenances thereto, all according to said Declaration of Condominium and Bylaws and exhibits thereto.

**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.