

REAL ESTATE AUCTION

Absolute Auction
No Minimum, No Reserve

HISTORIC HOME - BUILT IN 1843
& ON NATIONAL HISTORIC REGISTRY

700 N. 10th St.
Boonville, MO

Wednesday, December 3rd
12:00 Noon



Inspection / Open House: Thurs., Nov. 13th From 4:30 to 6 p.m. &
Thurs., Nov. 20th From 11 a.m. to 1 p.m.

- **Historic 2 Story Brick Home With 3 Bedrooms, 3 1/2 Baths**
 - **Spacious 1 + Acre Lot With Private, Fenced Backyard**
 - **Spacious Formal Living & Dining Rooms With Fireplaces**
 - **Master Suite With Access To Screened In Porch**
- **Partially Finished W/O Basement With Potential Mother-In-Law Apt. Or B&B**
 - **Lots of Storage/Workshop**
 - **2 Car Garage**

Directions: From I-70/Hwy 87 (Exit 106), North on Hwy 87 for 2 & 9/10 mi., Right on 11th St. for 7/10 mi., Left on Locust St. for 2/10 mi. (Locust St. Turns Into 10th St.) to Home on Right. (Watch for Signs)!!

Terms: \$10,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days Or Sooner. A 4% Buyer's Fee Is Applied To The Final Bid. Public & Realtor Participation Is Welcomed. Realtors Must Have Clients Pre-Registered By Dec. 1 @ 12 p.m., No Exceptions.



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HOME FEATURES

Main Level

Covered Front Porch: 9'6 x 25' – Upper and Lower Porches

Front Entry Hall: 17' x 18' (measurement includes stairwell & closet under stairs) – Wood Floor, Large Front Entry Door with Transom Window & Two Sidelights, Crystal Chandelier

Formal Living Room: 17' x 18'11 – Wood Floor, Crystal Chandelier, Crown Molding, Four Large Windows, Gas Fireplace, & 11' Ceilings

Family Room: 19'6 x 19'10 – Crystal Chandelier, Two Large Built-In Book Cases, Seven Large Windows, Transom Window, & Carpet

Formal Dining Room: 17' x 19' - Wood Floor, Crystal Chandelier, Crown Molding, Two Large Windows, Gas Fireplace, Two Built-In Cathedral Shaped Cabinets, & 11' Ceilings

Eat-In Kitchen: 11'10 x 12' – Built-In Whirlpool Dishwasher, Whirlpool Electric Range, Vinyl Tile Floor, Double Window, & Wallpaper Border

Butler's Pantry: 5' x 9'4 – Vinyl Tile Floor, Built-In Upper & Lower Cabinets, Wallpaper Border, Walk Door to Garage

Powder Room: 2'5 x 5'3 – Vinyl Tile Floor, Toilet, Sink

Master Bedroom: 14' x 16'6 – Four Large Windows, Walk-In Closet, Walk Door to Screened in Porch, & Carpet

Master Bathroom: 4'10 x 8'6 – Tile Floor, Tub/Shower Combination, Large Window, & Partial Tile Walls

Breakfast Room / Study: 9'6 x 13'4 – Built-In Bookcase, Crystal Chandelier, Crown Molding, Bay Window, French Door to Screened Porch, Carpet, & Wallpaper

Screened-In-Porch: 10'4 x 26' – Wood Floor & Ceiling Fan

Two Car Garage: 19'6 x 19'10 – Two Newer Genie ½ HP Openers

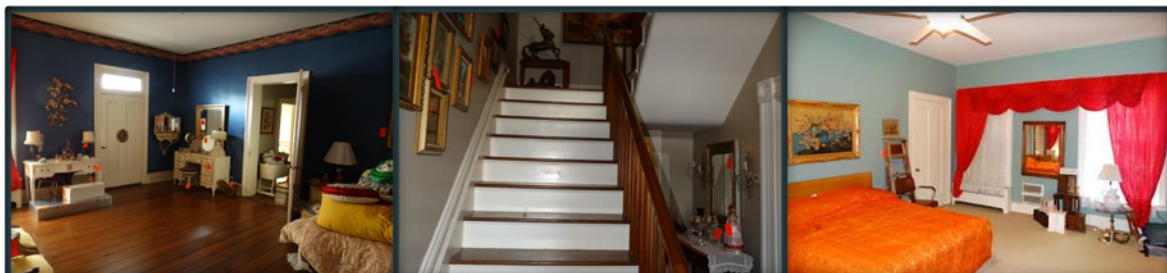


Upstairs

South Bedroom: 15' x 18'8 – Wood Floors, Three Large Windows, Walk Door To Covered Front Porch with Transom Window, Double Closet, Faux Fireplace, Lighted Ceiling Fan, Wallpaper & Border

Full Hall Bathroom: 5'10 x 5'10 + 2' x 3'5 – Tile Floor, Built-In Linen Closet, Shower, & Window

North Bedroom: 15'6 x 18'10 - Three Large Windows, Walk Door To Covered Front Porch with Transom Window, Double Closet, Lighted Ceiling Fan, & Carpet



Basement

Family Room: 16'3 x 24'8 – Wood Burning Fireplace, Walk Door to Rear Covered Porch, Three Windows, & Berber Style Carpet

Kitchenette: 12' x 12'8 (measurement includes full bathroom & walk-in closet) – Built-In Electric Cooktop & Sink

Full Hall Bathroom: Walk-In Tile Shower & Carpet

Unfinished Work / Utility Room : 14'5 x 18'10 – Two Windows & Washer/Dryer Hookup

Middle Unfinished Work / Storage Room: 10' x 13' + 8' x 17'11 – Walk Door to Rear Covered Patio

South Unfinished Storage Room: 18'4 x 19' – Three Windows

Rear Covered Patio: 10'6 x 26'5 – Brick Floor

Large Private Backyard: Wood Privacy Fence with Brick Pillars & Lots of Mature Trees

GENERAL INFORMATION

Schools: Boonville R-1 Schools

2014 Taxes: \$2,042.10, Per Cooper Co. Collector

Zoning: R-2, As Per City of Boonville Building Inspector

Year Built: 1843, Per Historic Registry

Square Footage: 3,600 +/- Sq. Ft.

Lot Size: 1.16 Ac. +/-, As Per Cooper County GIS

Foundation: Concrete

Exterior: Brick

Roof: Composition Shingles (Approx. 14 yrs., per family)

Parcel #: 5-7.0-36-002-001-019.000

Legal Description: A tract land containing 1.16 acres, more or less and located in Section 36, Township 49, Range 17 of Cooper County, Missouri. Exact legal description to prevail.

Utilities:

City of Boonville (Water, Sewer, & Trash): \$120.00/Month for Avg. 4 Person Household, As Per City of Boonville Public Works

Ameren UE (Electric & Gas): \$228.00 – 12 Mo. Avg.

Heating & Cooling: Weil-McLain Hot Water Boiler Furnace, Two Carrier Central Air Units (Furnace & Air Approx. 20 yrs., per family), RUUD Natural Gas 50 Gallon Hot Water Heater, & Culligan Water Softener (Owned, per family)

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