Online Real Estate Auction 420 E. Clearview Dr., Columbia, MO

Bid Online at

www.atterberryauction.com

Wednesday, December 17th

Online Bidding Ends At 12:30 PM





- 3 Bedrooms, 1 Full Bath
- Kitchen / Dining Room Combination
 - Unfinished Walkout Basement
 - Chain Link Fenced Backyard
 - Very Affordable Fixer Upper

Directions: From I-70 Take The MO 763 / Rangeline Exit #127, Go North Approx. 2 & 2/10 Miles To Left On Brown School Road Approx. 1 Mile, Right On Clearview Road Approx. 1/2 Mile & Right Onto Clearview Drive Approx. 3/10 Mile To Property On Right.

Terms: \$3,000.00 Earnest Money Deposit Down Day Of Auction. Remaining Balance Due Within 30 Days. A 4% Buyer's Fee Applies To The Final Bid. Sells subject to Boone County Probate Court. Bid Online at www.atterberryauction.com. For Additional Terms & Online Bidding, Please Visit Our Website. Brokers Must Register Your Clients By December 15th @ 12:30 p.m., No Exceptions.



PROPERTY INFORMATION

Main Level

Living Room: 11'6 x 17' – Vinyl Floor & Double Window

Dining Room: 8' x 11'6 – Vinyl Floor, Paneling, Window, & Lighted Ceiling Fan

Kitchen: 7'11 x 12' (Measurement includes pantry) – Kenmore Electric Stove,

Kenmore Portable Dishwasher, Vinyl Floor, Partial Paneling, & Window

Full Bathroom: 5' x 11'4 - Vinyl Floor, Tub/Shower Combo, Partial Wallpaper, &

Window

Northeast Bedroom: 8' x 10' – Window, No Floor Coverings Southwest Bedroom: 11' x 11'4 – Vinyl Floor & Two Windows

Northwest Bedroom: 8'3 x 9'4 + 3'4 x 7' - Two Windows, No Floor Coverings

Basement

Unfinished Walkout

General Information

Schools: Parkade Elementary, Smithton Middle, & Hickman High

2014 Taxes: \$768.95, Per Boone Co. Collector **Zoning:** R-S, Per Boone Co. Resource Mgmt.

Year Built: 1970 (est.), Per Boone Co. Assessor

Square Footage: 960 sq. ft. +/-, Per Boone Co. Assessor **Lot Size:** 130.96' x 125.00', As Per Boone Co. Assessor

Foundation: Concrete, Walkout Basement

Exterior: Wood Siding; Roof: Composition Shingle

Parcel No.: 11-619-24-01-047.00 01

Legal Description: Lot Nineteen (19) Of Clearview Subdivision Plat 2 As Shown By The Plat Recorded in Plat

Book 10, Page 93, Records of Boone County, Missouri.

Utilities

City of Columbia (Water): \$13.00 – 12 Month Avg.

Boone Electric Coop: Electric - 123.00 (12 Mo. Avg.), Sewer -\$45.00 (12

Mo. Avg.)

Ameren UE (Gas): \$59.00 - 12 Month Avg.

Heating & Cooling: Lenox Gas Furnace & Central Air (Updated);

Richmond Natural Gas 40 Gallon Hot Water Heater, 100 AMP Main Breaker



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.