

ONLINE REAL ESTATE AUCTION

272 State Route K, Glasgow, MO



Open House/Preview Dates

Saturday, February 22nd, 11 a.m. - 1 p.m.

Tuesday, February 25th, 3:30 p.m. - 5:00 p.m.

- Newer 40' x 50' Machine Shop
- 52' x 97' Barn/Shop With Living Quarters, Horse Stalls & More
- Approx. 17 Ac. Tillable, Remaining Mixture Of Pasture & Woods
 - Wonderful Building Sites With County Water & Electric
 - Blacktop Road Frontage • Wildlife Galore
 - 3 Ac. +/- Stocked Lake, Perfect For Livestock

BIDDING ENDS:

Tuesday, March 3rd at 12:30 p.m.

Directions to Property: From I-70 & Boonville Main St./Exit 103 – North on Main St. for approximately 3 ½ miles. Turn Left onto Hwy 87. Follow for 12 ½ miles. Turn Left on Route K for ½ mile to property on the left.

From Glasgow – South on Hwy 87 for approximately 7 ½ miles. Turn Right onto Route K for ½ mile to property on the left. **Watch for Signs!**

Terms: \$15,000.00 (Non-Refundable Earnest Money) Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Is Applied To Final Bid. Realtor Participation Welcomed. Realtors and their clients must fill out buyer / broker registration form 48 hours in advance of auction ending. This is NOT required for persons bidding without realtor representation.



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PROPERTY INFORMATION

Machine Shop

Outside Measurement: 40' x 50'5" – Wood Truss, Metal Exterior, 100 Amp Main Breaker, (2) 36" Steel Walkdoors, (2) 10' T x 12' W Sliding Doors, Liner Panels On Two Sides (Corrugated Fiberglass), 13'10" x 25'10" Concrete Floor (remaining floor is gravel)

Barn/Shop

Outside Measurement: 52'6" x 97'6" – Wood Truss, Metal Exterior

Covered Carport: 18'10" x 19'8" x 9'T With Concrete Floor

North Work Room: 13' x 15'5" – Concrete Floor, Painted OSB Walls, Insulated Ceiling, Ceiling Fan, 36" Walk Door, 10' x 10' Overhead Door, Window, Window A/C Unit

Middle Work Area: 18'3" x 47'4" plus 6'3" x 8'4" – 100 Amp Main, Concrete Floor, 4 Lighted Ceiling Fans, 10' x 10' Overhead Door, Insulated Walls And Ceiling, Suburban Wood Burning Stove, Walk Door To South Side Of Building, Sink With Under Cabinet Hot Water Heater

Bathroom: 8' x 11'4" – Walk-In Shower, Toilet

Northwest Storage Area: 10' x 10' Overhead Door, 3 Windows, 36" Walk Door, Dirt Floor

Middle Storage Area: 18'3" x 40'6" – Dirt Floor, 10' x 10' Overhead Door, Stairs To Loft Storage Area With Plywood Floor

Apartment Area

Living Room: 15'3" x 21' (measurement includes kitchen area) – Carpet, Vinyl Floor, 2 Windows, Lighted Ceiling Fan, Sink, Vaulted Ceiling, 36" Walk Door

Bathroom: 6'4" x 14'8" – Tub/Shower Combo, Vinyl Floor, Sink, Window, Carpet

Bedroom: 13' x 15'5" – Carpet, Window, Vaulted Ceiling

South Lean-To/Horse Stall Area

16' x 97'6" - (2) 10' x 10' Overhead Doors, 200 Amp Main, 15' x 16' Concrete Floor (remaining is dirt floor), Water, 4 Horse Stalls

General Information

Schools: Glasgow Schools, per Howard County Assessor

2019 Taxes: \$355.15, per title company

Zoning: None in Howard County

Year Built: Barn/Shop - 1995 +/-, Machine Shop - 2013, both per Seller

Square Footage: Barn/Shop - 5,133 +/- sq. ft., Machine Shop - 2,020 +/- sq. ft.

Acreage: 115 Ac. +/-, per Howard Co. Assessor (17 Ac. +/- Tillable - \$2,000 annual cash rent, remainder pasture/timber—\$1,650 annual cash rent, per seller)

Parcel #: 13-4.0-20-000-000-007.020 & 13-9.0-29-000-000-003.000

Legal Description: A tract of land containing 115 Ac. +/- located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section Twenty-Nine (29), and The West Half of the Southeast Quarter (W 1/2 SE 1/4) of Section Twenty (20) and the North Part of the East Half of the Southwest Quarter (E 1/2 SW 1/4) of Section Twenty (20), all in Township Fifty (50), Range Seventeen (17), Howard County, Missouri. Exact Legal Description to Prevail.

Utilities

Electric: \$75.00 - 12 month average usage, per Howard Electric

Water: \$18 meter charge + \$8.80 per 1,000 gallons, per Howard County PWS #2

Sewer: Septic tank, per Seller

Additional Farm Information: Beans average 50 +/- bushel to acre & Corn averages 160 +/- bushel to acre, per 2019 tillable acres tenant.

Auction Disclaimer: Purchaser and/or Purchaser's Agent/Broker Shall Bear the Responsibility To Review All Property Exceptions, Easements, Restrictions, Etc. And To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure And On Auction Website 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.