

# ONLINE AUCTION

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**BIDDING ENDS: THURSDAY, FEB. 4TH AT 12:30 PM**

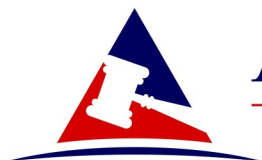
## ***PREVIEW / INSPECTIONS***

***THURSDAYS, JAN. 21ST & 28TH, 12-1 PM***

**907 Plymouth Dr., Columbia, MO**

- 1,000 + Sq. Ft., 3 Bedroom, 1 Bath Ranch
- Newer Architectural Roof
- Large Backyard
- This Home Could Use Some TLC & Updating

**Terms:** \$5,000.00 Down Day Of Auction . Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Applies To Final Bid To Determine Contract Price. 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 FEATURES

## Main Level

**Living Room:** 11'5 x 17' – Triple Window, Carpet

**Kitchen/Dining Room:** 10' x 22' – Patio Door To Back Yard, Lighted Ceiling Fan, Walk Door To Garage, Vinyl Floor (Kitchen Area), Carpet (Dining Area), Kenmore Stove

**Bathroom:** 5' x 7'8 – Vinyl Floor, Tub/Shower Combo, Window

**Southeast Bedroom:** 9' x 10' – Vinyl Window, Hardwood Floor

**Northeast Bedroom:** 11'5 x 12' – 2 Windows, Hardwood Floor

**Northwest Bedroom:** 10'2 x 12' – 2 Windows, Hardwood Floor

**Single Car Garage:** 11'10 x 25'6 – 7' x 9' Insulated Overhead Door, Window, Walk Door To Back Yard

## Unfinished Basement

**24'9 x 39'4** –Washer And Dryer Hookups, 100 Amp Main

## General Information

**Schools:** Fairview Elementary, Smithton Middle, Hickman High

**Zoning:** R-1, per City of Columbia Planning & Zoning

**2020 Taxes:** \$1,297.12, per Boone County Assessor

**Year Built:** 1969, per Boone County Assessor

**Lot Size:** 86.54' x 136.30', per Boone County Assessor

**Square Footage:** 1,066, per Boone County Assessor

**Foundation:** Concrete, Sunken Basement

**Exterior:** Painted wood siding & partial brick front

**Roof:** Architectural

**Parcel #:** 16-510-00-01-033.00 01

**Legal Description:** Lot Twenty-seven (27) of Colonial Gardens, a subdivision in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 7, Page 73, Records of Boone County, Missouri.

## Utilities

**Electric, Water, Sewer:** \$79.85 – 12 month average, per City of Columbia

**Natural Gas:** \$45.00 – 12 month average, per Ameren

**Heating and Cooling/Hot Water Heater:** Bryant Gas Furnace & Central Air, Kenmore 40 Gallon Gas Hot Water Heater

**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.