



REAL ESTATE & PERSONAL PROPERTY AUCTION



Saturday, July 13, 2024

Personal Property to sell @ 10:30 AM

Real Estate to sell @ Noon

9601 Tanner Bridge Rd | Jefferson City, MO | 65101

Directions: Take Hwy. 54 to Route E to Tanner Bridge Rd. The property is on the right.

OPEN HOUSES

Wednesday, June 19th 5:00 PM TO 7:00 PM

Wednesday, June 26th 5:00 PM TO 7:00 PM

Shouse and nearly 10 acres. This property is not far from the intersection of Route E and Tanner Bridge. It includes 795 square feet of living space in the Eugene School District. The Shop side is 30x40 with two garage doors, a lean-to and storage closet. There is also a wood stove and propane heater in the shop. Shouse sits approximately 400 feet off the road with great privacy and a nice possible building site in front of it. There is a walkout covered porch off the bedroom, 1 full bath with an open concept living area. Shouse has district water, a lagoon, and propane tank. A great deal of opportunities awaits at this property. More information can be found on our website at www.callgratz.com



OWNERS: Lacey Scheulen and Ashton Jones

AUCTIONEERS NOTE: The Personal Property Advertisement will follow.

REAL ESTATE TERMS and CONDITIONS: 5 (Five) percent of purchase price to be paid into escrow on the day of auction. Cole County Abstract will be the escrow agent. Buyer must be preapproved by their lender and have a pre-approval letter from Bank to present to Gratz Real Estate & Auctioneering on day of auction. Buyer must sign a sales contract prepared by legal counsel the day of the auction. Closing will be held on or before 45 days. The cost of the title insurance will be split equally between the buyer and seller. Taxes will be pro-rated at closing. Owner agrees to give possession and clear title at closing. Announcements at Auction take precedence over all printed matter. For an appointment to view the property prior to auction, call Logan Gratz at 573-690-0296 or Bill Gratz at 573-690-0477. Auctioneer is licensed in Cole County, Missouri.

GRATZ REAL ESTATE & AUCTIONEERING

5718 Wardsville Rd., Jefferson City, MO 65101

AUCTIONEERS: BILL GRATZ 573-690-0477 CRAIG GRATZ 573-694-3001 LOGAN GRATZ 573-690-0296

Office 573-635-4168 www.callgratz.com