

Land & Home Auction

Endless Possibilities On Hwy. 24



18324 Monroe Rd. 1073,
Madison, MO

Open House/Preview:

Tues., Sept. 1st, 12:00 - 1:30 pm

Tues., Sept. 8th, 4:30 - 6:00 pm

Online Bidding Ends: Tuesday, Sept. 15th at 12:30 pm

30+/- Acres Offered In Tracts & The Entirety

Tract 1: 13.8 +/- Acres: 2,800+ Sq. Ft., 4 Bedroom Home | 29' x 37' Morton Workshop | 42' x 60' Morton Building – Perfect Mother-In-Law Apartment or Home Business | 54' x 135' Morton Building - Possible Boat, RV, Farm Equipment Storage | 40' x 42' Pole Barn – Hay or Equipment Storage

Tract 2: 16.7 +/- Acres: Build Your Dream Home Overlooking 1 ½ Ac. Lake With Dock

Directions: From Hwy. 63 & Hwy. 24 In Moberly, East on Hwy 24 For 10 Miles To Right On Monroe Rd. 1073 Or Approx. 8/10's Mile West On Hwy 24 From Madison (western city limits). Watch For Signs.

Terms: \$10,000.00 (Non-Refundable Earnest Money) Down Per Tract Day Of Auction. Remaining Balance Due Within 30 Days. 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. We do not offer a fee, if you are a licensed real estate agent and buying for yourself. No Exceptions!



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Tract 1 – Home, Outbuildings & 13.8 +/- Acres

Main Level

Front Covered Porch: 7'5 x 55'9 - Painted Concrete Floor, White Wood Railing, Walk Door To Garage

Front Entry: 8'7 x 12'11 (Measurement includes walk-in closet) - Oak Hardwood Floor, Wood Entry Door With Oval Decorative Glass, Vaulted Ceiling With Triple Window With Oval Transom

Front Living Room: 13' x 20'5 - Carpet, Two Wood Single Hung Windows, Lighted Ceiling Fan, Gas Fireplace

Eat-In Kitchen: 13' x 21'4 - Oak Hardwood Floor, French Patio Door Leading Into Rear Sunroom, Oak Kitchen Cabinets, Tile Backsplash, Recessed Lights, Window, Hard Surface Countertops, LG Stainless Steel Built-In Dishwasher, Whirlpool Stainless Steel Built-In Microwave, Frigidaire Electric Flattop Stove

Entryway Off Garage: 3'3 x 6' – Vinyl Floor, Walk Door to Garage;

Laundry Room: 5'6 x 6'7 - Washer/Dryer Hookup, Vinyl Floor

Rear Family Room: 13' x 16' - Carpet, Coffered Ceiling, Lighted Ceiling Fan, Gas Fireplace, 2 Windows With Transom Looking Out Into Sunroom, Recessed Lights

Half Bath: 5'3 x 6'5 - Vinyl Floor, Oak Vanity With Sink, Recessed Lights

Master Bedroom: 13' x 16'9 - Carpet, Lighted Ceiling Fan, 2 Windows, Walk-In Closet

Master Bathroom: 6'5 x 13' + 4'3 x 7'6 - Vinyl Floor, Oak Vanity With Double Sinks, Walk-In Tiled Shower, Jetted Garden Tub, Octagon Window, Walk-In Closet

Sunroom: 10'6 x 24' - Laminate Floor, 12 Vinyl Windows, Walk Door To Patio, Vaulted Ceiling, Lighted Ceiling Fan, 2 Skylights, Car Siding Ceiling and Walls, Frigidaire Window A/C

South Two Car Garage: 23'4 x 25' – (2) 9' x 7' Overhead Garage Doors, (2) Chamberlin ½ HP Operators, 2 Windows, Walk Door to Side Patio

North Two Car Garage: 13'6 x 24' – (2) 9' x 7' Overhead Garage Doors, (2) Chamberlin ½ HP Operators, Walk Door To South Garage, 2 Windows

Southwest Rear Wood Covered Deck: 13' x 18' with Built-In Seating;

Southeast Rear Wood Deck: 15' x 15'

Upstairs

Office/Playroom: 9'3 x 13' - Carpet, Window

Full Bath: 6'10 x 8'10 - Vinyl Floor, Oak Vanity With Sink, Tub/Shower Combo;

Walk-In Hall Closet: 3'9 x 6'10

West Bedroom: 11'4 x 23'8 – Carpet, 2 Windows, 2 Closets, Lighted Ceiling Fan

South Bedroom: 8'10 x 12'6 - Carpet, Window

East Bedroom: 11' x 23'9 - Carpet, 2 Closets, 2 Windows, Lighted Ceiling Fan

Outbuildings

Two Small Metal Buildings: 13' x 13' (each) With Dirt Floors

Morton Workshop Behind Home: 29'5 x 37' - Concrete Floor, 6 Windows, 16' x 8' Overhead Garage Door With Pilot Opener, 100 Amp Electric Circuit Box, Frigidaire Window A/C, Electric Furnace, Metal Lined Ceiling, Insulated Walls, Copula, Metal Wainscot Siding, Vented Soffit, Covered Porch (6' x 37')

Greenhouse: 11'9 x 15'9 With Water Source

Morton "Museum" Building: 42' x 60' (Built In 2006 Per Seller) - Concrete Floor, Metal Lined Insulated Ceiling, Painted Lap Siding Walls, 16' x 12' Overhead Garage Door With Raynor Control Hoist Electric Opener, 200 Amp Main Breaker, Half Bathroom (10' x 12'), Office (10' x 12'), Electric Furnace and A/C, Septic Tank, Covered Front Porch (7'6 x 37'), 2 Windows, Walk Door To Front Porch, Copula, Metal Wainscot Siding, Vented Soffit

Morton Machine Shop: 54' x 135' (Built In 2007 Per Seller) - Gravel Floor, 14'9 x 21'10 Double Sliding Door To West, 13' x 12' Overhead Garage Door To West, 15 x 48' Loft, Covered Porch (6' x 10')

Equipment/Hay Storage: 40' x 42' - Pole Building With Metal Roof & Siding, Open To South & East, Gravel Floor

Highway 24 Frontage: Approximately 750 Feet +/-

Tract 2 – 16.7 +/- Acres (Open Acreage)

Highway 24 Frontage: Approximately 750 Feet +/-

Pond With Tiered Wood Dock: 12' x 20' - Porch Swing, Built-In Seating, Stairs To Top Deck

PWSD #2 Monroe County Water: 4" Water Main on South side of Hwy. 24 – Short meter set \$875.00. Monthly minimum \$18.43 – for first 1,000 gallon plus \$8.50 per thousand gallon over 1,000, per Water District

Consolidated Electric: If electric service would be for a new home, Consolidated would cover the cost of the first 1,000 feet of overhead line or 500 feet of underground service and anything past that distance would run \$12 per foot. If the service is anything other than a home we estimate cost at \$12.00 per foot. In either instance the owner would be responsible for obtaining and clearing the initial right of way. Per Consolidated Electric.

General Information

Schools: Madison C-3

2019 Taxes: \$3,557.36, per Monroe Co. Collector

Zoning: Agricultural, per Monroe Co. Commission

Year Built: 1998, per Monroe Co. Assessor

Square Footage: 2,862 +/-

Acres: 31.2 Ac., per Monroe Co. Assessor

Foundation: Concrete With Crawl Space

Exterior: Vinyl Siding

Roof: Architectural (Approx. 8 yrs Old Per Seller)

Parcel #: 17-5.0-15-000-000-009.000

Legal Description: A Tract Of Land Containing 31.2 Acres More Or Less Situated In The Section 15, Township 54 North, Range 12 West, Monroe County, Missouri. Exact Legal Description To Prevail.

Note per MO Dept. of Transportation: An entrance would be acceptable to any of the parcels along Route 24. An entrance on the west parcel would need to be a minimum of 400' east from County Road 1073.

Utilities

Consolidated Electric: \$327.39 - 12 mo. avg. (one meter for house & buildings)

PWSD #2 Monroe County Water: \$18.43 – Minimum for first 1,000 gallon plus \$8.50 per thousand gallon over 1,000. One meter for house & buildings.

Sewer: Septic tank for home and separate tank for museum building, per seller

Propane Gas: 250 Gallon Tank, leased from Capital Energy, Jefferson City, MO (used for gas log fireplaces), per seller

Heating and Cooling / Hot Water Heater: Rheem Electric Furnace & Central Air (Main Level); Rheem Electric Furnace & Central Air (Upstairs), both replaced approximately 3 years ago per seller; Whirlpool 50 Gallon Electric Hot Water Heater