

REAL ESTATE AUCTION

THE FORMER HOME OF RUBY GAY HENRY

SELLER LARRY P. GAY

AUGUST 10, 2013 • 5:00 PM

103 Brandt St • Mercer, MO 64661

Lot 1 Pickett's Second Addition, Lot 97' x 150'

Very Clean 1040 Sq. Ft. home located in Mercer, Missouri built in 1967. House has 2 bedrooms, living room, dining room, kitchen, bath which has a new walk in shower, utility room and attached single car garage. Refrigerator, stove, convection oven, freezer, washer & dryer remain w/house. House roof was stripped & replaced in 2012 and repainted in June, 2013. Has central air & on city water, sewer and gas.



Subject to public & private road easement and easements. **Taxes: \$412.38**

Terms: \$7500 earnest money down day of auction, balance due at closing by Mercer County Title, Fonda Shipley, Princeton, Missouri 660-748-3822 on or before September 10, 2013. Taxes to be prorated to date of possession. Seller will pay for deed preparation, ½ of the closing costs & the seller's share of title insurance

Information provided by the seller & auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence on this property. No liabilities are assumed by the sellers or the auction company. Property is to be sold as is where is w/no warranties expressed or implied. This property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accident or inadvertent errors in advertising. Owners reserve rights to accept or reject any or all bids. All announcements made day of auction take precedence over any printed material.

Not responsible for theft, accident or inadvertent errors in advertising

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Auctioneers:

Don Wagner, 641-931-6832 • Burton Prunty, 641-344-9595

Art Snider, 641-777-6413 • Doug Goben, 641-344-4746

