



REAL ESTATE AUCTION

Featuring Split-Level Home in Maryville

Auction On Site at 705 E. South Avenue, Maryville, MO

Thursday, September 14, 2023 - 5:30 pm

Split-Level Home features top level with open living/dining/kitchen combo, 3 bedrooms, full-size bath with handicap shower and hall closet space. Walkout deck from kitchen. Kitchen includes wooden cabinetry, Amana refrigerator, Frigidaire electric range/oven, Bosch built-in dishwasher (2010) and 2-compartment stainless steel sink with garbage disposal. Electric baseboard heat; window air conditioner; carpet throughout main floor with linoleum in kitchen and thermal pane windows. Ground level features eat-in kitchen, large living room/open bedroom combination, full bath with tub/shower combo. New electric water heater. One car garage.

SHED: Amish made 2-door entry metal shed with overhead storage; approx. 15'x12'. Shed to be sold separately after real estate.

Betty Marie Palmer, Owner



TERMS: \$10,000.00 down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days, when full possession will be given. Escrow to be held at the office of Nodaway Abstract, Maryville, MO. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, INC d.ba. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.



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