

REAL ESTATE AUCTION

Custom Built Home/Garage

Thursday, September 2, 2021 @ 7:00 pm



22 Rayette Ct., Troy, MO

Open House Sunday, August 29, 2021 @ 1:00 - 3:00 pm



Bill Scaturro
(618) 344-3545



Ask

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Built in 2005 by the Amish & Mennonite~The home sits on 1.5 acres with circle drive on a private street~home/garage 40'x60'x25'~2'X10" concrete short walls~carport 12'x60'10'~3600 total sq ft~1500 sf living space~2100 sf HEATED garage~2 bedrooms~2.5 bathrooms~400 amp electrical service~R31 roof insulation~R19 wall insulation~8" walls~custom kitchen cabinets with slide outs and LED lights~all NEW appliances (frig, builtin electric range, microwave & vent hood, elevated dishwasher, garbage disposal)~freshly painted~hardwood floors~walkin shower with his & her sinks in masterbath~his & her closets~custom electric fireplace with mantle~ceiling fans~new Trane HVAC~mini-split HVAC unit installed in main level bedroom~10'x12' insulated overhead door with heavy duty garage door motor~9'x7' insulated overhead door~NEW tankless water heater~new pressure boost pump~new septic lift pump~new electric lift chair~20'x20' newly stained covered wood rear deck~nice storm doors with screens ~insulated windows and doors~water softener~metal siding and metal roof~RV pad with 50 amp, water, and septic hookups ~RV pad currently rented for \$350/month~14'x28' shed~real estate taxes \$1080.00~ Parcel #15-80-27-000-000-020.012

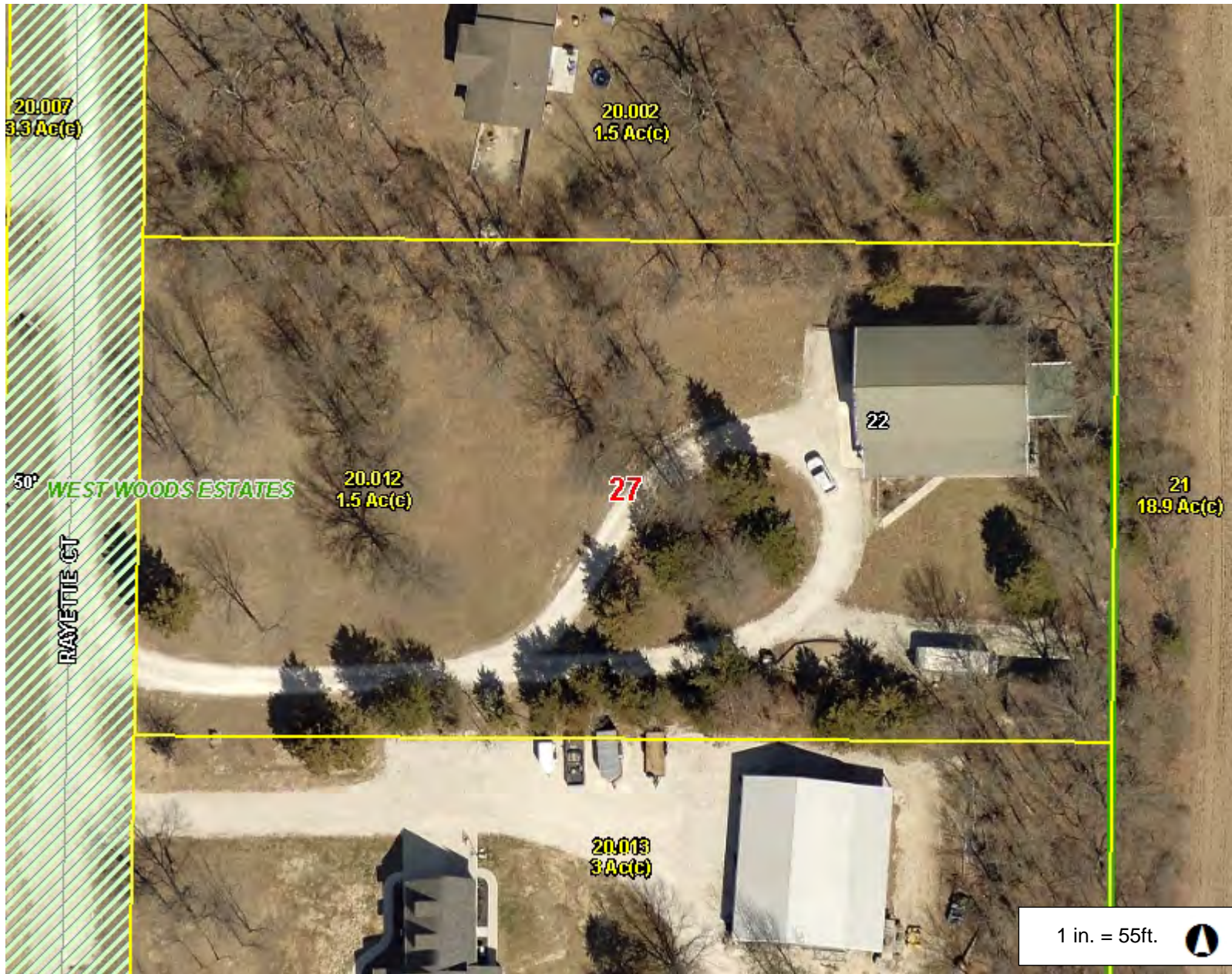
~AUCTION TERMS~

Winning bidder will enter into a written contract to purchase, and will place \$1,000.00 down for deposit to be held in escrow with the balance due 30 days from auction date. A 6% buyers premium will be added to the final bid price as a buyers expense on the property. Earnest money and buyers premium are non-refundable and due the day of sale. Property sold as-is. All information is presented in good faith. All inspections, surveying, due diligence are the sole responsibility of the buyer. The property sells with no contingencies. All Sales Final.

~AUCTIONEER'S NOTE~

Dream property with a great location. Live-Work-Play All in One!

Lincoln County, MO



Legend

- Road
 - <all other values>
 - US Highway
 - State Highway
- + Railroad
- Address Point
- Parcel Number/Acres
- Corporate Limit Line
- Land Hook
- Subdivision
- /// Right-of-Way
- Building on Leased Land
- Section
- County Boundary

Notes

109.1 0 54.55 109.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION