

SATURDAY, JULY 28TH - 10:30 AM

SMITH AUCTIONEERS



This property is located at **345 East Collins in Linneus, MO** and will be sold at auction on Saturday, July 28th at 12:00 noon.

This ranch style home is located in a quiet neighborhood and sits on 4.6 (M/L) acres on the edge of town. This property has a barn, fenced in pasture, and a beautiful shaded back yard. The house has 3-bedrooms, 2-baths, a fireplace and electric forced-air heat.



LEGAL DESCRIPTION: Lots 1 thru 7 and 18 thru 24. Block 1 of Grandview addition in Linnues, Missouri.
Taxes (2006) \$378.62

To view this property call Bob Barrows at 660-247-5842



REAL ESTATE
TERMS & CONDITIONS:

- Ten percent (10%) down day of the sale payable to Professional Land Title escrow account. Balance due at final closing on or before August 28, 2007.
 - Real estate taxes prorated to closing.
 - Professional Land Title, Brookfield will provide title insurance and will be the closing agent.
 - Announcements day of the auction take precedence over prior advertising either written or oral.
- The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. There are no expressed or implied warranties pertaining to these properties. Smith Auctioneers, LLC. represents the seller in this transaction. Real Estate is being sold "AS IS."

