

SMITH AUCTIONEERS, LLC

REAL ESTATE AUCTION

Saturday, November 3, 2007 • 1:00 PM

HOME WILL BE OPEN AT 11:00 AM • AUCTION BEGINS AT 1:00 PM

AUCTION LOCATION: 636 Crosby Street, Brookfield, MO

SELLER: **Lyle Best**

AUCTIONEERS NOTE: This is a nice solid home ready to move into with many new or nearly new improvements. Seller has relocated and is highly motivated to sell, but reserves the right to accept or reject the final bid.



636 CROSBY STREET – BROOKFIELD, MO Two bedroom home with remodeled bath, large eat-in kitchen, living room, and utility room. Near new central air unit and forced air gas heat. New vinyl siding and new metal roof and new breaker box. 9 x 18 storage shed in back yard. Excellent location near local market and back yard access and parking off of Livingston Street.

Auction begins at 1:00 p.m. Home will be open at 11:00 AM for inspection day of sale or contact Mark Cleveland 660-412-7040 to view by appointment.

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 December 3, 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."

"PROFESSIONAL AUCTION SERVICE SINCE 1978"

SMITH AUCTIONEERS, LLC

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