



ABSOLUTE REAL ESTATE AUCTION



303 CHURCHILL AVENUE, BLACKBURN, MO 65321 ~ 3 TRACTS

We will sell the following described Real Estate at public auction located: From the Junction of 20 Hwy & Main Street (in Blackburn, MO), take Main Street north 3-tenths of a mile to 3rd Street. Turn left (west) on 3rd Street and go 2 blocks to Churchill Avenue. Turn right (north) on Churchill and continue to the sale site. Watch for the orange sale signs:

THURSDAY APRIL 25TH 2024 6PM



TRACT 1 - 303 CHURCHILL AVE. (HOME)

This 3-bedroom, 2-bathroom home sits on a large $\frac{1}{2}$ acre lot. The main floor offers 2 bedrooms, 1 bathroom, living room, eat-in kitchen (with appliances), large mud room/pantry and an oversized 1-car attached garage. The full walk-out basement is partially finished and offers another bedroom, a second bath, a laundry area, kitchenette (with plenty of cabinets & counterspace) and a good deal of storage space that could be converted to more living space. The home has central heat & air, as well as wood burning fireplace. It is serviced by public water and sewer, and is in the desirable Sante Fe School District.



PROPERTY VIEWING FOR ALL THREE TRACTS: WEDNESDAY, APRIL 17TH, 6:30 - 7:30PM

TRACT 2 - LOT & BUILDINGS 301 W. HIGH ST.

This tract is three city lots (nearly $\frac{3}{4}$ acre) with two buildings just south of the fire department. The first is a 48' x 44' concrete block building with a metal roof. The second is a 12' x 40' metal shed with sliding door.



TRACT 3 - EMPTY LOT ON N. MAIN ST.

This is a 125' x 50' empty lot that sits across the street from the Blackburn city hall. It's ready for you to build on.



TERMS: All three tracts will sell absolute to the HIGH BIDDER with NO RESERVE! We will require \$10,000 down on Tract 1, \$1,000 on Tract 2, and \$250 on Tract 3 the day of the auction, with the balances due at closing to be held on or before Friday, June 7th, 2024. The Seller will provide an owner's title insurance policy, and the buyer will be responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee at the title company will be split 50/50.

Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures

OWNER: THE ESTATE OF JOHN & DOROTHY MEINERSHAGEN

AUCTIONEER'S NOTE: John was a mayor for the city of Blackburn as well as a county commissioner. Dorothy was a baker and used the downstairs space in the house on Tract 1 for her cake business. If you are looking for a home, a rental, storage space, or a lot to build on in a quite rural community... this is a sale you won't want to miss. We will sell the tracts in order by number, and the auction will take place at Tract 1. Come to the property viewing on Wednesday, April 17th, and see their potential firsthand. Remember, all three tracts will sell to the high bidder with NO RESERVE. so have your finances in order.

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE, LLC

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As always, No buyer's premium or fees...

What you bid is what you pay!

Not responsible for accidents. Statements made day of sale take precedent over all printed material. The Auctioneer and owner deem all above information to be reliable but make no guarantees either stated or implied.