

CEDAR HILL, MO

REAL ESTATE AUCTION

Weds., January 4, 2017 @ 12 pm

**26' x 60' Manufactured Home
on 5.25+/- Wooded Acres**



OPEN HOUSE: One Hour Prior to Auction

**Address: 6175 Salamone Road,
Cedar Hill, MO 63016**
Auction Held On Site

ROOM	DIM	FLOORING
Living Room	20 x 13	Carpet
Kitchen/Dining	20 x 13	Linoleum
Master Bedroom	13 x 14	Carpet
Master Bath	12 x 07	Linoleum
Sitting Room	08 x 13	Carpet
Bedroom 2	11 x 12	Carpet
Bedroom 3	11 x 13	Carpet
Full Bath	07 x 05	Linoleum
Utility/Laundry Room	12 x 09	Linoleum

Rooms: 6
Bedrooms: 3
Total Baths: 2
Full Baths: 2
3/4 Baths: 0
Half Baths: 0

Style: Manufactured Home
Exterior: Vinyl
Roof: Shingle

Heat: Forced Air
Fuel: Electric
A/C: Central/Window
Electric: Circuit Breaker
Water: Well
Water Heater: Electric
Sewer: Septic
Basement: None

Fin Basement Rooms: 0
Fireplaces: None
Garage: None
Driveway: Grass

Sq. Ft. Above: 1,560
Sq. Ft. Below: 0
Total Finished: 1,560
Year Built: 2002

Elem Sch: Northwest R-1
Mid Sch: Northwest R-1
High Sch: Northwest

Total Land/Acres: 5.25
Total Lot Size: Irregular
Features: Wooded, Storage,
Partially Fenced
Pool: None

County: Jefferson Township: 42 Section: 20
Parcel ID No.: 06-4.0-20.0-0-000-023 2016 Taxes: \$432
Zoning: Residential Exemptions: None

REMARKS: 3 Bedroom, 2 bath manufactured home with a spacious eat-in kitchen is looking for a new owner who to provide some TLC to give new life to this once charming home. This spacious home offers a split floor plan with a large living room and a master suite complete with a sitting/changing room or office. The home is situated at the front of 5.25+/- gently rolling acres which also allows horses. This property would make a great weekend getaway or permanent residence with some TLC. Buyer is responsible for verification of all information including square footage

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Owner: Sarah & David Moeller

TERMS:
\$5,000 DOWN DAY OF SALE ON REAL ESTATE
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6% BUYERS PREMIUM
ANY ANNOUNCEMENT MADE DAY OF SALE TAKES PRECEDENCE OVER ANY PRINTED MATERIAL.
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