

FESTUS, MO



REAL ESTATE AUCTION FOR THE ESTATE OF WINFRED SEALS

WEDNESDAY, NOVEMBER 9, 2016 @ 12 PM

**3BR / 3BA w/ Walk-Out Basement
on Nearly 1 Acre w/ Commercial Potential**

OPEN HOUSE: Sun., Nov. 6th ~ 12 - 2 pm

**Address: 968 McNutt School Road
Festus, MO 63028**

Auction Held On Site

ROOM	DIM	FLOORING
Great Room	21 x 22	Carpet
Family Room	29 x 15	Carpet
Kitchen	09 x 17	Vinyl
Master Bedroom	16 x 16	Carpet
Full Master Bath	07 x 08	Tile
Bedroom 2	12 x 10	Carpet
Bedroom 3	11 x 10	Carpet
Full Bath	06 x 07	Tile
Bonus Room	14 x 11	Carpet
Full Bath	07 x 08	Tile

Rooms: 7
Bedrooms: 3
Total Baths: 3
Full Baths: 3
3/4 Baths: 0
Half Baths: 0

Style: Ranch
Exterior: Brick Combo
Roof: Shingle

Heat: Forced Air & Baseboard
Fuel: Gas
A/C: Central Air
Electric: Circuit Breakers
Water: Public (See Remarks)
Water Heater: Electric
Sewer: Septic System
Basement: Full, Walk-Out

Fin Basement Rooms: 2
Fireplaces: 1
Garage: 2 Car Attached
Driveway: Concrete

Sq. Ft. Above: 1,595
Sq. Ft. Below: 589
Total Finished: 2,184
Year Built: 1979

Elem Sch: Festus R-VI
Mid Sch: Festus R-VI
High Sch: Festus

Total Land/Acres: .98
Total Lot Size: 208 x 208
Features: Patio, 2 Covered Porches
Pool: None

**County: Jefferson Township: 41 Section: 36
Parcel ID No.: 11-7.0-36.0-0-000-006 2015 Taxes: \$1,530
Zoning: Single Family Exemptions: None**

This charming 3 bedroom, 3 bath all brick home is looking for a new owner and is practically move in ready. In addition to the 3 bedrooms the main level offers a large great room with fireplace and a kitchen with breakfast nook. The walk-out basement offers a large family room, smaller bonus room as well as a full bath, an unfinished storage area, and a small workshop area. There is also access to a concrete patio on the side of the house from the basement. The baseboard heat is secondary to the forced air heating/cooling. The home is situated atop a small hill on this .98+/- acre lot with more than enough space to expand.

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Owner: Estate of Winfred Seals

TERMS:

**\$5,000 DOWN DAY OF SALE
ON REAL ESTATE**

BALANCE DUE IN 30 DAYS

6% BUYERS PREMIUM

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES
PRECEDENCE OVER ANY PRINTED MATERIAL.
LIST SUBJECT TO CHANGE WITH OUT NOTICE.
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