

# Public Auction of Real Estate

Saturday, January 27, 2018

600 Broadway, Waynesville, MO 65583



Rambling 1950's ranch with nearly 3,000 sq ft of living space. Main level boasts 3 nice size bedrooms, kitchen, dining room, living room with hardwood floor, office, laundry room, 2 tiled bathrooms, an enormous master, with large master bath. Game room or "man cave" with full bar located in the partially finished lower level. Ample storage in the 2 car attached garage and an additional oversized detached 2 car garage. The pool and pool house will require work. This property is in need of repairs and upgrades.

Property will sell AS IS with all contents at 12:30 p.m. Property will require extensive clean up. The utilities are off so bring your flashlight. Winning bidder will complete a purchase contract to close within 45 days and must provide a non-refundable deposit of \$1,500.00 (that will apply toward purchase price). Buyer must satisfy themselves as to property boundaries. Sale is without contingencies.



About 12:45 p.m. we will sell a small tract of land situated on the East side of Teak Lane off Z Hwy. This parcel of 6 small lots total just under .5 acre m/l. \$500.00 non-refundable deposit will be required with the sales contract for this parcel.

Sale ordered by & must be approved by the Probate Court  
Seller: Charles A. Anderson Estate by Loretta Rouse, Personal Representative  
Sale conducted by  
**Warden Auction Service**  
**w/Gold Star Realty & Enterprises,**  
**LLC**

Ed Warden - Auctioneer; Phil Gardner- Broker  
573-528-0729 — 573-378-5560