

ONLINE AUCTION

3008 Greenridge Rd., Columbia, MO



Open House/Inspection Dates:

Tuesday, August 4th
Tuesday, August 11th
12 noon to 1 p.m.



- 1 Acre +/- Park Like Setting
- 2,450 +/- Sq. Ft., 3 Bedroom, 2 ½ Bath
- Spacious Living Room With Hardwood Floor & Family Room
- Dining Room
- Mostly Finished Basement & Carport
- 22' x 30' Detached Workshop With Concrete Floor & Lean-To

Bidding Ends: Tuesday, August 18th | 12:30 pm
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Directions: From I-70/Hwy 63 - North on Hwy 63 for approx. 2 miles to Route B exit. Left on Route B/Paris Rd. for approx. 6/10 mile. Right on Brown Station Rd. to the first Left (after railroad tracks) to stay on Brown Station Rd. Right on Greenridge Rd. to property on the right. **Watch for signs!!**

Terms: \$5,000.00 (Non-Refundable Earnest Money) Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Is Applied To Final Bid. Realtor Participation Welcomed. Realtors and their clients must fill out buyer / broker registration form 48 hours in advance of auction ending. This is NOT required for persons bidding without realtor representation.



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PROPERTY INFORMATION

Main Level

Living Room: 14' x 25'4 (measurement includes closet) - Carpet Over Hardwood, Large Picture Window With 2 Side Windows, Double Window
Galley Kitchen: 8' x 13'4 - Vinyl Floor, Picture Window, Lighted Ceiling Fan, Hotpoint Built-In Double Wall Oven, JennAir Built-In Electric Cooktop, Newer Built-In GE Dishwasher
Dining/Family Room: 12' x 17'10 - Carpet, Woodburning Fireplace (currently electric, but could easily be converted back to woodburning, per seller) With Brick Hearth, Walk Door To Carport, Partial Wainscot & Chair Rail, Crown Molding, Window, Walk-In Closet (partially cedar-lined and built-in shelving, 3'10 x 15'8)
Family Room/Office: 11'7 x 14'7 - Carpet, 4 Casement Windows, Crown Molding, Recessed Lighting
Half Bathroom: 3'7 x 4' - Vinyl Floor
Laundry/Bathroom: 12' x 12'5 - Kohler Handicap Accessible Tub, Lighted Ceiling Fan, Carpet, Walk Door To Back Yard, Sliding Window, Small Vanity With Sink
Middle Bedroom: 13'5 x 13'5 (measurement includes closet) - Hardwood Floor, Wallpaper Border, Large Picture Window
Northeast Bedroom: 9' x 11' - Hardwood Floor, Wallpaper Border, Double & Single Windows
Full Hall Bathroom: 5' x 7'7 - Tile Floor, Picture Window, Partial Tile Walls, Vanity With Solid Surface Sink, Crown Molding, Tub Only
Northwest Bedroom: 10'4 x 11' - Hardwood Floor, 2 Double Windows
Concrete Patio: 28' x 28'

Basement

Partially Finished Basement: 13' x 18'5 + 11'9 x 21'10 - No Floor Covering, Paneling, Drop Tile Ceiling, Recessed Lighting, 3 Closets
Walk-In Storage Closet: 6' x 11'4 - Drop Tile Ceiling, Recessed Lighting, No Floor Covering
Unfinished Storage Closet: 6' x 13'8 - Forced Air Gas Furnace With Central Air
Bar Area: 7'9 x 10'8 - Carpet, Window, Paneling, Drop Tile Ceiling
Full Bathroom/Furnace Area: 8'3 x 14'5 - No Floor Covering, Drop Tile Ceiling, Pedestal Sink, Walk-In Shower, Tub, Paneling

Outbuildings

Carport: 12' x 26'10
Detached Garage: 22' x 30' - Double Window, Electric, Walk Door, Concrete Floor, (2) 7' x 9' Overhead Doors, Brick Exterior, Architectural Shingle
Lean-to: 16'7 x 25'7 - Painted Wood Siding, Corrugated Fiberglass Panels
Fenced Yard: Partial Wire & Wood Privacy, Beautiful Landscaping, Nice Shade Trees

General Information

Schools: Blue Ridge Elementary, Oakland Middle School, Battle High School
2019 Taxes: \$1,756.20, per Boone County Collector; **Zoning:** R-1, per City of Columbia Planning & Zoning
Year Built: 1958, estimated per Boone County Assessor. Dining Room added in the 1960's and Rear Family Room added 12 +/- years ago, per Seller.
Square Footage: 2,450 +/-; **Lot Size:** 160' x 310', per Boone County Assessor
Foundation: Concrete Sunken Basement & Crawl Space; **Exterior:** Partial Vinyl, Lap Siding & Brick
Roof: Architectural Shingle (2014 +/-, per Seller)
Parcel #: 12-719-00-00-012.00

Legal Description: A tract of land located in the Southwest Quarter (SW 1/4) of Section Thirty-two (32), Township Forty-nine (49) North, Range Twelve (12) West, of the Fifth (5th) Principal Meridian, in the City of Columbia, Boone County, Missouri, being part of Tracts Sixteen (16) and Twenty-nine (29) of the survey made by D. E. Hill, Registered Land Surveyor, and recorded April 23, 1956 in Book 279, Page 193, Records of Boone County, Missouri. Exact Legal Description to Prevail.

Utilities

Electric: \$89 - 12 mo. avg. usage, per Boone Electric; **Water & Sewer:** \$59.03 - 12 mo. avg. usage, per City of Columbia; **Natural Gas:** \$83.64 - 12 mo. avg. usage, per Ameren UE; **Heating and Cooling / Hot Water Heater:** Forced Air Gas Furnace With Central Air, Richmond 40 Gallon Gas Hot Water Heater, Slant/Fin Gas Boiler Furnace (updated approx. 6 years ago, per Seller)

Auction Disclaimer: Purchaser and/or Purchaser's Agent/Broker Shall Bear the Responsibility To Review All Property Exceptions, Easements, Restrictions, Etc. And To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure And On Auction Website Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS IS" With No Warranties Made By Seller Or Auction Company.