

ESTATE AUCTION

411 Oak St. • Lincoln, MO

To settle the estate of Ramona Gaye Burns, the following will be sold at auction located from 65 Hwy in Lincoln, one block west of the Ambulance Station on

SAT., NOV. 7TH, 2020 - 11 AM



REAL ESTATE

Three bedroom, 1 ½ bath home on nice corner lot! The home has low maintenance metal siding with stone accent, and a steel roof was installed in recent years. It has original oak hardwood flooring. There is a covered front porch, and an attached garage. On the back there is a deck with a hot tub, and a conveniently located door going into the laundry room. Selling with the home is a like-new dishwasher, and a Culligan water softener. The back yard is enclosed with chain-link fencing, and there is a quaint storage shed that looks like a doll house. Home needs a little TLC, but has a good solid basis to work with.

This property sells subject to court approval, but come prepared to buy as the heirs would like to settle the estate in a timely manner. Home sells as-is with no financing or other contingencies. The highest bidder on the home will give 20% down sale day. If sale is approved through the Probate court, it will be deposited in escrow at the Title company. Closing in approx. 45 days. At successful closing, the Estate will furnish title insurance and transfer clear deed. Taxes will be prorated.

After the Real Estate sells, a nice Frigidaire black stainless steel SxS refrigerator, Frigidaire black stainless steel smooth-top range, Kenmore washer and dryer, small kitchen appliances, Weber grill, Apt size refrigerator, chests of drawers, other misc items.

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**Estate of
Ramona Gaye Burns**

Terms: Cash, approved check or credit/debit card (Convenience Fee Applied.). Nothing to be removed until settled for. Not responsible for accidents. Statements made day of sale take precedence over printed material. **LUNCH SERVED.**