



Callaway County Missouri iAuction - Estate of Steven Smart

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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BIDDING ENDS TUESDAY, JUNE 28TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

5653 & 5574 State Rd 94
Tebbetts, MO 65080

ACRES: 6

COUNTY: Callaway

PROPERTY DESCRIPTION:

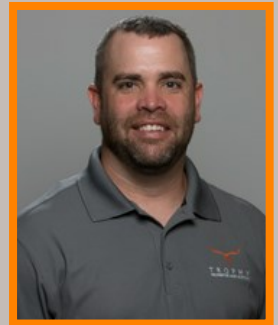
Open House Sunday, June 12th 9 AM to Noon.

Bidding ends Tuesday, June 28, 2022 at 10:00 AM.

The Estate of Steven Smart will be selling two residential properties in Tebbetts, MO to the highest bidder. Both tracts are walking distance to the Katy Trail. The Katy Trail is the country's longest recreational rail trail. It runs 240 miles largely along the northern bank of the Missouri River. Open year-round from sunrise to sunset, it serves hikers, joggers, and cyclists.

Tract 1 - This 2-story home on 5± acres has 4 bedrooms, 2 baths, and little over 1,000 square feet of living space with a full unfinished basement. 3 of the bedrooms are upstairs and 2 of them have walk-in closets. The kitchen has a Magic Chef dishwasher and a Kenmore gas range/oven that was replaced in 2013. Other upgrades are a gas 50-gallon Rudd hot water heater, and a Lennox Elite gas furnace. Rounding out this home is a living room, dining room, both a front and back porch, and 2 barns/sheds.

Tract 2 - 1.5± acres with a small house and shed.



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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.