

# Real Estate Auction

## Thur., August 7, 2008

760 North Benton, Marshall, MO 65340

6:00 p.m.



**Real Estate:** Consists of Lot twelve (12) 760 N. Benton. 5 room house includes Lg. LR, 3 BR, Lg. eat in kitchen with lot of built in cabinets, Full bath. Full Basement partly paneled with tile floor, 1/2 bath. Forced Air & AC. One car garage. Vinyl siding & windows, New roof. Concrete driveway. Lg. covered patio. Chain link fenced yard.

12 x 20 shed near back of lot. Nicely landscaped with shady back yard. Property has been well cared for & in good repair.

**Terms & Conditions of Real Estate:** 10 % down day of auction. Balance at closing approximately 30 days or less. Title insurance furnished. Taxes prorated. Will sell property as is.

To inspect property call:  
660-886-9706 or 660-631-4518

Estate of  
**Rozelia L. Riggsby**  
Personal Representative Elzie Napier, Jr.

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