



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

<u>8871 State Road O</u>	<u>Steedman</u>	<u>MO 65077</u>	<u>Callaway</u>
Street Address	City	Zip Code	County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

☐ Prior appraisal

☐ Building Plans

☒ Assessor's Office

☐ Other N/A

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____

Licensee Print Name: _____

Date: _____

Brokerage Firm Assisting Seller

Wolfe Auction & Realty LLC

By (Signature) Suzanna Wolfe

Licensee Print Name: Suzanna Wolfe

Date: 06/27/2024

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____ **Date** _____
Print Name: _____

Janet Turner _____ 06/27/2024
SELLER _____ **Date** _____
Print Name: Janet Turner

BUYER _____ **Date** _____
Print Name: _____

SELLER _____ **Date** _____
Print Name: _____

Approved by legal counsel for use exclusively by current members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclaimer, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclaimer be made.

Effective 1/1/19.

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ABSOLUTE ONLINE AUCTION

ONLINE AUCTION CLOSE DATE IS MON, SEP 30, 2024 @ 5:30PM

8871 STATE ROAD O, STEEDMAN MO 65077

Preview dates for viewing are Thurs, Sep 19, 2024 4:30-5:30pm & Sun, Sep 22, 2024 1-2PM

This unrestricted 3 acre property with State Road O frontage located close to the Callaway Plant is ideal with electric, county water, 30x40 shed with concrete floor and loading dock. Don't miss this opportunity to make it your own for a new build, campsite, or manufactured home site! ****This property is up for grabs with a starting bid of just \$48,000! It's being offered as an absolute auction to the highest and best bidder. Interested Buyers, if you do not have a preapproval letter for a 20% conventional loan/ construction loan or proof of funds for cash, please secure it before bidding, down payment is non-refundable. Buyer to verify all measurements and online data.

Directions: From Fulton take State Road O to Reform, property on Left as soon as you pass State Road CC. WATCH FOR SIGNS!



Real Estate Purchase Terms: Buyer pays \$7,500.00 non-refundable down payment the day of auction, balance due at closing within 30 days. Real Estate sells "As Is, Where Is". Taxes will be prorated. Buyers must have financing pre-approved in order to bid on the real estate or be a cash buyer. If you have any questions about your financing please contact Suzanna at 573-592-1939. 3% Buyers Premium applies to the final purchase price. Bidders can place max bid amounts instead of only bidding the current sales price. This property is being offered as an absolute auction to the highest and best bidder! Contingent on Callaway County Probate Court Approval per Missouri Statue.

Standard Disclaimer: The property is also listed on multiple MLS systems with Suzanna Wolfe, REALTOR and may be sold prior to auction. Any 'Listing Price' on the web or apps is only a suggested sales price; current bid on the auction will be prevailing sales price. All announcements the day of auction supersede printed/MLS/advertised material until the Final Fall of the Hammer which will be emailed to winning bidders.

WOLFE
Auction Service

573-592-1939

www.WolfeAuctionRealty.com

Serving Central MO Since 1999

Janet Turner - **SELLER**

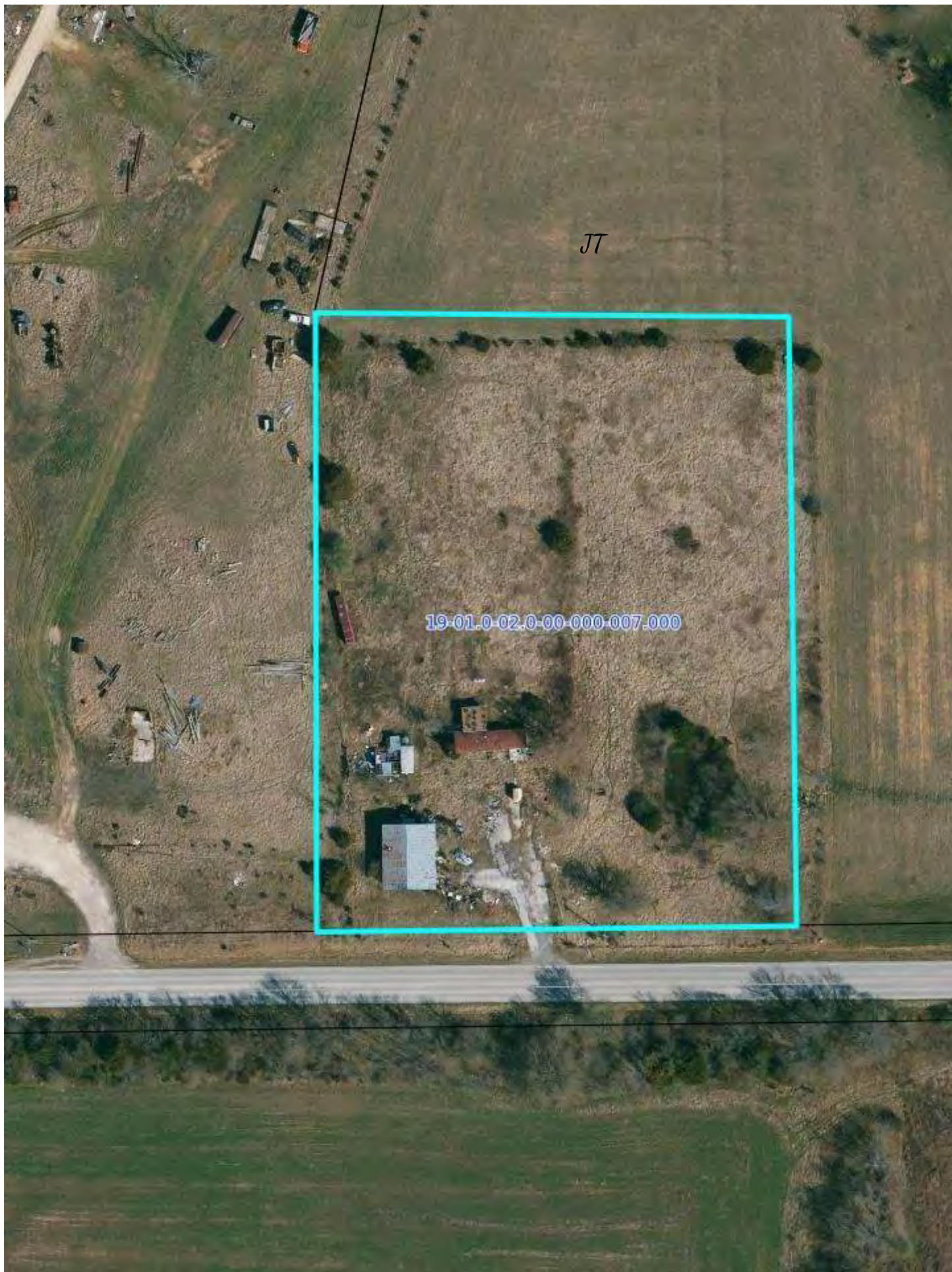
For Complete Terms, Listing, Catalog, & Bidding Visit

www.WolfeAuctionRealty.com

Need Help Bidding? Contact the Auction Team at 573-592-1939

No Computer? No Problem! Come to one of our preview days and we can help you bid!

Auctioneer - Suzanna Wolfe - 573-245-8774 cell



Property Information

Parcel Number 19-01.0-02.0-00-000-007.000	Mailing Name & Address TURNER, JANET 1204 SIOUX DR. FULTON, MO, 65251-0000	Owner Name & Address TURNER, JANET 1204 SIOUX DR. FULTON, MO, 65251-0000
Tax Year 2023		
Alternate Parcel number	Assessed Value 6,300	Acreage 3.0000
Land Use -	Lot Size	Township CALLAWAY COUNTY
Property Class RURLIMP - RURAL IMPROVED	Tax Code SC1 - 1-R2-SCF	Tax Status Taxable
Net Taxable Value 6,300	Tax Rate 3.9328	Total Tax \$247.76
Pay Taxes		
Site Address 8871 STATE ROAD O STEEDMAN, MO 65077		
Legal Description PT SW NW PT NW SW PT SW NW & PT NW SW		
Section/Township/Range 02 / 46 / 08		

Billing

Tax Billed	\$247.76
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$247.76
Amount Paid	\$247.76
Total Unpaid	\$0.00
Date Paid	1/8/2024

Tax Due Amounts

Parcel has no balance due.

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2023	\$247.76	\$247.76	\$0.00	1/8/2024
2022	\$254.78	\$254.78	\$0.00	2/1/2023
2021	\$260.23	\$260.23	\$0.00	2/28/2022
2020	\$260.51	\$260.51	\$0.00	3/1/2021
2019	\$225.48	\$225.48	\$0.00	1/7/2020
2018	\$226.20	\$226.20	\$0.00	1/22/2019
2017	\$292.05	\$292.05	\$0.00	2/27/2018
2016	\$256.89	\$256.89	\$0.00	12/31/2016
2015	\$256.89	\$256.89	\$0.00	12/31/2015
2014	\$265.43	\$265.43	\$0.00	12/31/2014

Show 1 More (1)

JT

No Assessments

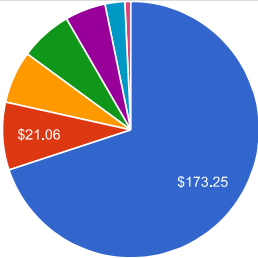
Final Value	Land	Building	Total
Agriculture	0	0	0
Commercial	0	0	0
Residential	5,040	1,260	6,300
Total	5,040	1,260	6,300

Owner Information

Name	Tax Bill	Address
TURNER, JANET	Y	1204 SIOUX DR. FULTON, MO, 65251-0000

Taxing Bodies

District	Tax Rate	Extension
S Callaway R-II	2.7500	\$173.25
CC Gen Rev	0.3343	\$21.06
Daniel Boone Library	0.2600	\$16.38
RD & BRG	0.2588	\$16.30
S Callaway FPD	0.2005	\$12.63
CCSS	0.0992	\$6.25
State	0.0300	\$1.89
Ambulance	0.0000	\$0.00
TOTAL	3.9328	\$247.76



S Callaway R-II

CC Gen Rev

Daniel Boone Library

RD & BRG

S Callaway FPD

CCSS

State

Disclaimer

Payments made today will not generate an immediate tax receipt. Transactions are processed on the next business day and are physically mailed to the address on file.

JT

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Callaway County

Mon, 10/30/2023, 2:04 PM Page 1

8871 STATE ROAD O, STEEDMAN

Deed: TURNER, JANET

Map Area: South Callaway

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#: 15613

Tax Dist: SC1

Review/Date:

DBA:

Plat Page:

Entry Status:

MLS:

Subdiv: [EMPTY]

Rural / Commercial

Legal: PT SW NW PT NW SW PT SW NW & PT NW SW

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
Acre X Rate						130,680.00	3.000									
Subtotal						130,680.00	3.000									
Grand Total						130,680.00	3.000									

Street

Utilities

Zoning

Land Use

Acre X Rate	None	None	Not Applicable	Not Applicable
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Appr	Agriculture	Residential	Comm/Other	Exempt
06/22/2021		D000	493/394						Land		\$26,500	\$0	
10/29/1999		D049	352/51						Dwlg		\$6,650	\$0	
03/27/1995		D001	323/789						Total		\$33,150	\$0	
01/01/1994		D000	318/8						Tax Val	\$33,150			

Res. Structure

Finish

Plumbing

Addition

Garage

Occ. Code	101	Ttl Rooms Above #	0	Bedrooms Above #	0	Full Bath	1	Addition	No Additions	Garage	No garages
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built		Style	
Year Built	1986					Toilet Room		EFA		W X L	
EFA / EFYr	31 / 1986					Lavatory		EFA Year		Area (SF)	
Arch. Dsgn	N/A	Foundation	None			Water Closet		Style		Year Built	
Style	Mfd Home (Single)	Exterior Walls	None			Sink		Area (SF)		EFA	
AreaSF/TLA	700 / 700	Roof	Mtl / Dome			Shower Stall/Tub		Condition		EFF Year	
GLA 1st/2nd	700 / 0	Interior Finish	None			Mtl St Sh Bath					
		Flooring	None			Mtl Stall Shower		Bsmt (SF)		Condition	
		Non-base Heating		Fireplace		No Bathroom		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0			Wet Bar		Heat		Qtrs Over	
		Pipeless #	0			Whirlpool Bathroom		AC		Qtrs Over (SF)	
		Hand Fired (Y/N)	No			Whirlpool Tub		Attic (SF)		Qtrs AC (SF)	
Condition		Space Heat #	0			No Hot Water Tank					
		Appliances				No Plumbing				Door Opnrs	
		Range Unit		Built-In Vacuums		Sewer & Water Only				Stalls- Bsmt / Std	
Basement	None	Oven - Single		Intercom System		Water Only w/Sink					
No Bsmt Flr.	0	Oven - Double		BI Stereo(SpkrsOnly)		Hot Tub					
Heat	Yes	Dishwasher				Bidet					
AC	No	Microwave				Fbgl's Service Sink					
Attic	None	Trash Compactor				Urinal					
		Jennair				Sauna					
		Security System				W'Pool Bath w/Shower					



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Bldg / Addn	Description	Units			Year							
	101 — Single-Family / Owner Occupied											
P:37469	Mfd Home (Single)	700										
	Base Heat											
#1	Porch: 1S Frame Open	192 SF										

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	Count	Ag Building Description	Units				Year								
	1	SHED					1976								
		927-Shed	0' x 0'	1,200 SF											

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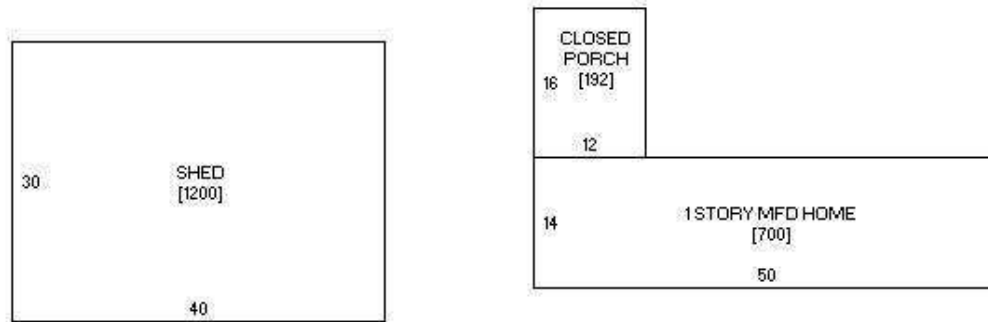
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	Missouri Market Valuation	Value Type	Agricultural	Residential	Commercial / Other	Exempt	Total Value
		Land	\$0	\$26,500	\$0	\$0	\$26,500
		Building	\$0	\$6,650	\$0	\$0	\$6,650
		Totals	\$0	\$33,150	\$0	\$0	\$33,150

	Missouri Assessed Values	Value Type	Agricultural	Residential	Commercial / Other	Exempt	Total Value
		Land	\$0	\$5,035	\$0	\$0	\$5,035
		Building	\$0	\$1,264	\$0	\$0	\$1,264
		Percent	12%	19%	32%	100%	
		Totals	\$0	\$6,299	\$0	\$0	\$6,299

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BOYD & BOYD, INC.

204 EAST FIFTH STREET • FULTON, MISSOURI 65251 • PHONE: (573) 642-3344 • FAX: (573) 642-6

Property Listing Information Sheet

For: Suzanna Wolfe

Date: 1/7/18/2024/

Name of Sellers and Property Address:

Janet Turner
8871 State Road O
Stedman, MO 65077

(The below space is reserved for Boyd & Boyd Examiners)

Boyd & Boyd File Number: #17,784

Sec - Twp - Rng / Lot Number:

pt. N. 1/2 SW 2-46-8.

Titled in the name(s) of:

Janet Turner (AMP)

Deed recording info:

Book M493 Page 394

Existing Restrictions / HOA: (yes / no)

Existing Survey: (yes / no) See partial copy attached.

Road Maintenance Agrmt: (yes / no)

Mineral Reservations: (yes / no)

TAXES: See attached 2023 tax bill

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Callaway County Titles Since 1934

AMERICAN
LAND TITLE
ASSOCIATION



Escrow Service

www.boydtitle.com

Title Insurance

Recorded in Callaway County, Missouri



Recording Date/Time: 06/22/2021 at 02:42:02 PM

Instr #: 202104850

Book: M493 Page: 394

Type: WD

Pages: 2

Fee: \$27.00 S 20210004206



Christine Kleindienst
Recorder of Deeds

DOWLING & ASSOCIATES

WARRANTY DEED

THIS INDENTURE, Made on the 22nd day of June, A.D. Two Thousand and Twenty-One by and between **Betty S. Dixon**, a single person, of the County of **Callaway** in the State of **Missouri**, Grantor, party of the First Part, and **Janet Turner**, a married person, (Grantee's Mailing Address: 1204 Sioux Drive, Fulton, Missouri 65251) of the State of Missouri, Party or Parties of the Second Party

WITNESSETH, That the Grantor, in consideration of the sum of Ten Dollars and other valuable considerations to them paid by the said Grantee, the receipt of which is hereby acknowledged, do or does, by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said Grantee, the following-described Lots, tracts or Parcels of Land, lying, being, and situated in the County of **Callaway** and State of **Missouri**, to wit:

A tract of land being part of the North half of the Southwest Quarter of Section 2, Township 46 North, Range 8 West, Callaway County, Missouri, described as follows: BEGINNING at an old stone at the Northwest corner of said Section 2; thence along the Section line, South 1 degree 18' 15" East, 1750.10 feet; thence North 88 degrees 53' East, 811.56 feet; thence North 82 degrees 08' 30" East, 140.50 feet to an iron rod; thence North 82 degrees 18' 30" East, 902.95 feet to the center line of a creek; thence along said creek centerline as follows: South 51 degrees 42' 35" East, 193.12 feet; thence South 8 degrees 29' 15" East, 244.29 feet; thence South 30 degrees 50' 50" East, 293.71 feet; thence South 7 degrees 44' 15" West, 72.13 feet; thence leaving said creek centerline, South 87 degrees 42' West, 291.10 feet; thence South 4 degrees 02' West, 279.00 feet to the North right-of-way line of State Highway "O"; thence along said North right-of-way line as follows: South 58 degrees 08' West, 29.92 feet; South 51 degrees 52' West, 361.45 feet; thence with a curve to the right, having a central angle of 35 degrees 14', a radius of 352.95 feet and an arc length of 217.04 feet; thence South 87 degrees 06' West, 240.80 feet to the POINT OF BEGINNING of this description; thence continuing South 87 degrees 06' West, 326.70 feet to a set iron rod; thence North 2 degrees 54' West, 400.00 feet to a set iron rod; thence North 87 degrees 06' East, 326.70 feet to a set iron pin; thence South 2 degrees 54' East, 400.00 to the POINT OF BEGINNING.

EXCEPT that part conveyed to the State of Missouri for Highway Purposes.

TO HAVE AND TO HOLD the premises aforesaid unto the said Grantee in the estates set forth above with and the Rights, Privileges, Appurtenances and Immunities thereto belonging to in anywise appertaining, unto the said Grantee and unto his successors and assigns FOREVER; the said Grantor hereby covenanting that she is lawfully seized of an Indefeasible Estate of Fee in the premises herein conveyed; that she has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by her, or those under whom she claims; and that she will WARRANT AND DEFEND the title to the said premises unto Grantee, in the estate

above specified, against the lawful claims and demands of all persons whomsoever, excepting taxes for the year 2021 and thereafter.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, the day and year first above written.

Betty S. Dixon
Betty S. Dixon

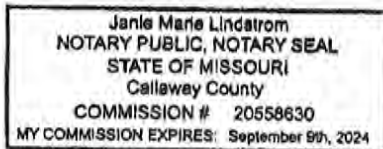
STATE OF MISSOURI)
) ss.
COUNTY OF CALLAWAY)

Now on this 22nd day of June, 2021, before me a Notary Public, personally appeared **Betty S. Dixon**, a single person, being first duly sworn to me known to be the persons who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Jamie Marie Lindstrom
Notary Public

My commission expires: 9-9-24



Property Information

Parcel Number 19-01.0-02.0-00-000-007.000	Mailing Name & Address TURNER, JANET 1204 SIOUX DR. FULTON, MO, 65251-0000	Owner Name & Address TURNER, JANET 1204 SIOUX DR. FULTON, MO, 65251-0000
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Alternate Parcel number	Assessed Value 6,300	Acreage 3.0000
Land Use -	Lot Size	Township CALLAWAY COUNTY
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Net Taxable Value 6,300	Tax Rate 3.9328	Total Tax \$247.76
Site Address 8871 STATE ROAD O STEEDMAN, MO 65077		Pay Taxes
Legal Description PT SW NW PT NW SW PT SW NW & PT NW SW		
Section/Township/Range 02 / 46 / 08		

Billing

Tax Billed	\$247.76
Penalty Billed	\$0.00
Cost Billed	\$0.00
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Total Unpaid	\$0.00
Date Paid	1/8/2024

Tax Due Amounts

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Payment History

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Show 1 More (1)

No Assessments


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Commercial	0	0	0
Residential	5,040	1,260	6,300
Total	5,040	1,260	6,300

Owner Information

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CCSS	0.0992	\$6.25
State	0.0300	\$1.89
Ambulance	0.0000	\$0.00
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- S Callaway R-II
- CC Gen Rev
- Daniel Boone Library
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- S Callaway FPD
- CCSS
- State

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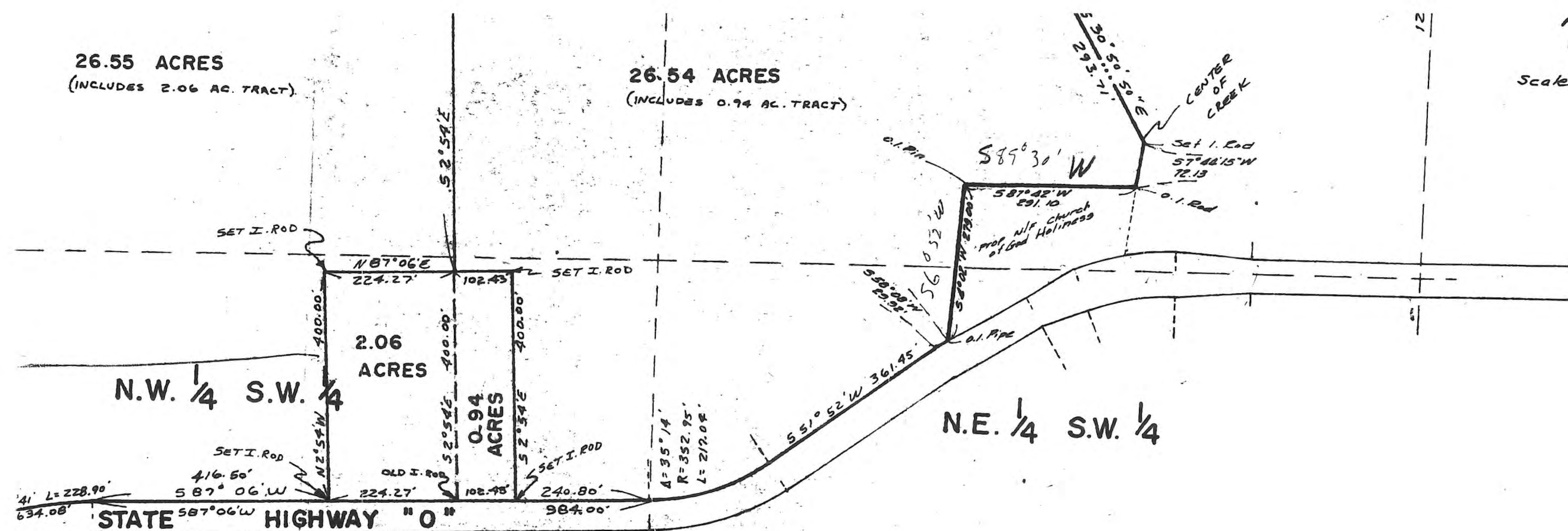


19 01.0 02.0 00 000 007.000

Address: 8871 STATE ROAD O
PIN: 19-01.0-02.0-00-000-007.000
Acreage: 3
Value: 33,150
Owner: TURNER, JANET
Class: Commercial

26.54 ACRES
(INCLUDES 0.94 AC. TRACT)

Scale



ROBERT L. LEWIS
WARREN COUNTY SURVEYOR
L.S. NO. 1004



REVISIONS	LEWIS AND ASSOCIATES 101 EAST WALTON WARRENTON, MISSOURI 63		
12-18-76	TITLE		
26.55 ± 26.54 AC.	SCALE 1" = 200'	DR. BY LPS	DRAWING
7-9-75 P.G.	DATE 5-3-74	CK'D. BY	
2.06 ± 0.94 AC.			
2-4-76 L.P.B.			

SURVEYED BY: LARRY BADE