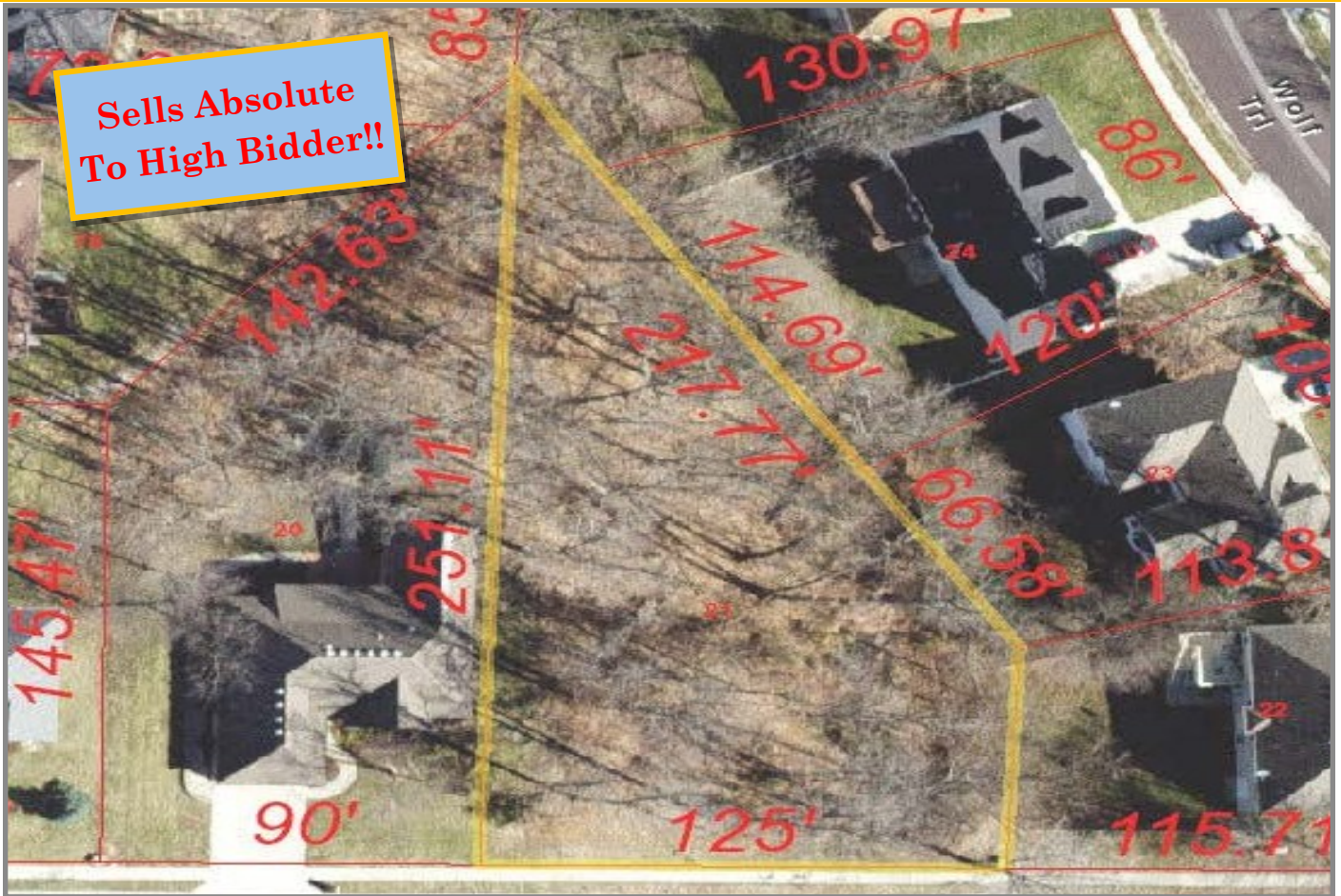


Residential Building Lot

Lot 34, Eastland Hills Plat II, Columbia, MO



Online Bidding Ends: Wednesday, May 5th | 12:30 pm

4809 Maple Leaf Dr

- Easy Hwy 63 or I-70 Access
- 125.00' x 251.11' (Irregular Shape)
- Zoned Single Family Residential
- Mature Trees / Mostly Wooded

Terms: \$2,500.00 (Non-Refundable Earnest Money Deposit) Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 10% Buyer's Fee Applies To Final Bid To Determine Contract Price. 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 FEATURES & INFORMATION

Columbia Public Schools:

Shepard Blvd. Elementary, Oakland Middle & Battle High, per district website

Homeowners Association: \$50.00 / annually; invoiced 1/1, due 1/31; Provides maintenance for subdivision entrance / common area. Managed by Columbia Association Management.

2020 Taxes: \$255.90, per Boone Co. Assessor

Zoning: R-1, per City of Columbia P & Z

Lot Size: 125.00' 251.11', per Boone Co. Assessor

Parcel No.: 17-204-00-01-021.00 01

Legal Description: Lot Thirty-Four (34), Eastland Hills Subdivision Plat II as shown by plat of said subdivision recorded in Plat Book 29, Page 81, records of Boone County, Missouri.

- Utilities -

Electric: Boone Electric Cooperative

Water: PWSD #9, 12" main on same side of street. \$1,500 standard 5/8" meter set.

Sewer: Public

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