



Secluded Country Home AUCTION

FRIDAY, JULY 30TH, 12:30 PM

28916 S. Horn Rd. Harrisonville, MO 64701

Property Directions: 71 Hwy to 283rd St., west to SW Outer Road, south to 289th St., west to Horn Rd., south to home.

4 BEDROOM HOME ON PRIVATE 3-ACRES W/POND

Fantastic location with total seclusion! 4 bedrooms, 2.5 baths, wrap-around deck, hardwoods, built-ins, large master with dormer space, formal dining room, country kitchen & great room with large bay window.

Open House: Sundays, July 18th & 25th; 2-4 PM

MAIN LEVEL

- **Great Room:** 13x31; carpet, many built-in bookshelves and large bay window, central vac
- **Country Kitchen:** 15x19; hardwood floors, spacious open kitchen with walk-in pantry
- **Formal Dining Room:** 13x18; hardwood floors, corner cupboard and chandelier
- **Half Bath:** 3x6

UPPER LEVEL

- **Master Bedroom:** 11x24; 2 closets, dormer space
- **Bedroom 2:** 11x24; carpet, 2 closets, dormer space
- **Full Bath:** 8x9
- Attic fan

LOWER LEVEL

- **Laundry Room:** 10x12
- **Full Bath:** 5x9
- **Bedroom 3:** 12x14; walk-out, finish w/your choice of carpet or tile, double closet
- **Bedroom 4:** 12x13; walk-out, finish w/your choice of carpet or tile, double closet
- **Spare Room:** 10x15; can be office, workshop or extra bedroom. Finish to make it yours.

FEATURES

- Magnificent 3 acre setting with pond and wrap around deck. Add your TLC and you will have a trophy home to be envied by all.
- Seclusion and privacy surrounded by nature
- New roof and eaves in 2009
- Electric pet fence
- ADT alarm system
- Dish



VISIT WWW.CATESAUCTION.COM FOR COMPLETE TERMS AND CONDITIONS, DETAILED PROPERTY INFORMATION PACKAGE AND ADDITIONAL PICTURES.

Summary of Terms: 5% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 10% buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens.

REALTORS / BROKERS

Earn **3% BAC** Offered on
Calculated on high bid this property



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