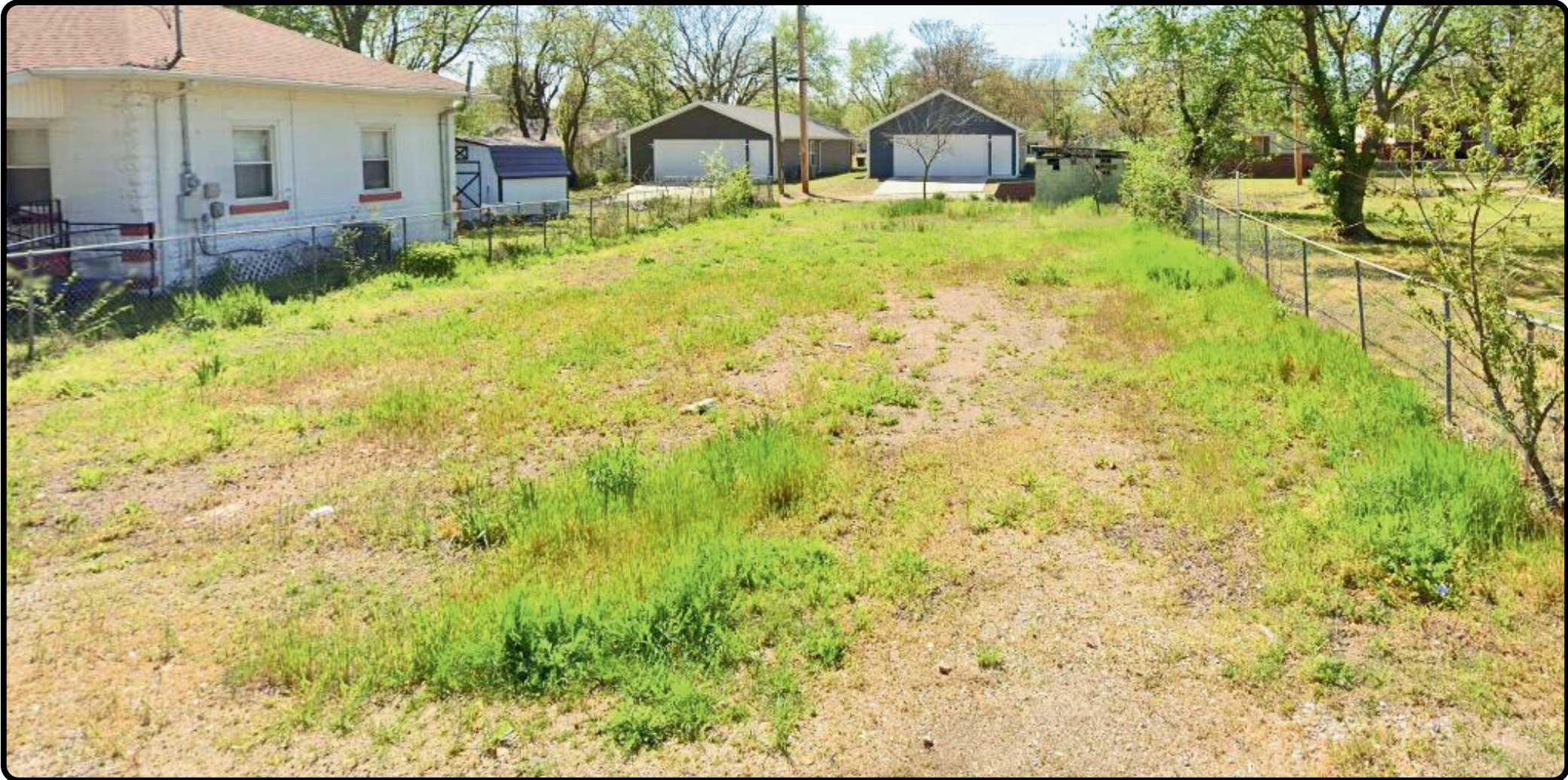


# AUCTION

**Thurs. July 25, 2024 at 5:30 P.M.**  
**614 N. Walker St. | Webb City, MO 64870**

Join us for an exciting public auction offering a city lot ready for a new build! Curtis and Sons is acting as the auction facilitator on behalf of the Delmar Clinton Hill, Jr.

**FOR MORE INFORMATION OR PICTURES: [WWW.CURTISANDSONSREALTY.COM](http://WWW.CURTISANDSONSREALTY.COM)**



Builders and dreamers, this vacant lot (50x100) is your chance to turn vision into reality! Two sides are already fenced, saving you on materials and time. Plus, with water and sewer taps on site, you'll avoid costly utility installations. Taxes in 2023 were \$33.00.



**OWNER: DELMAR CLINTON HILL, JR.**

**Real Estate Terms:** Real Estate will be sold to the highest bidder with owner confirmation. Buyers will pay a 10% Non-refundable Earnest Money on the day of the Auction. There will also be a 5% Buyer's Premium due on the day of closing. To register on the auction, a valid photo I.D. is required. The taxes for 2024 will be prorated at closing. Closing will take place at the escrowee's office on the first business day within 45 days of the contract date.

**We'll sell your Real Estate for \$995**



417-667-7868  
Nevada, Mo 64772  
[www.curtisandsonsrealty.com](http://www.curtisandsonsrealty.com)



*J.J. Curtis*  
Owner / Auctioneer