

AUCTION

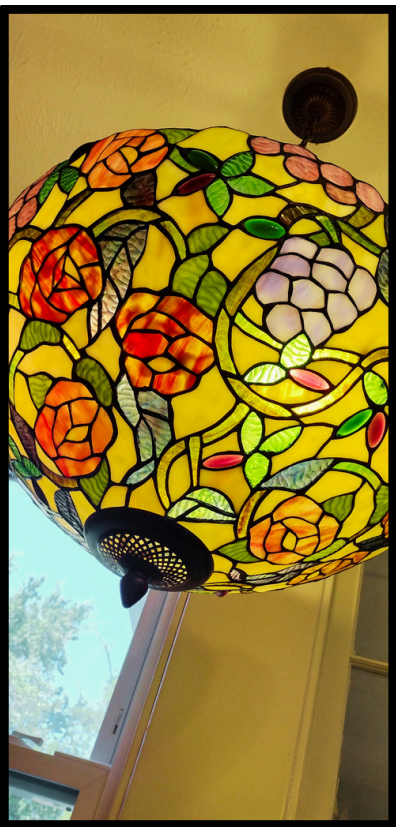
Tuesday October 22, 2024

702 S. Adams St. Nevada, MO | 5:30 P.M.

Curtis and Sons is proud to present the Dean Faia Estate's property located in Nevada, MO. As the auction facilitator, Curtis and Sons is committed to providing a fair, transparent, and efficient process for both buyers and sellers.

Open House - Sept 26 & Oct 9 • 4:00 P.M. - 6:00 P.M.

FOR MORE INFORMATION OR PICTURES: WWW.CURTISANDSONSREALTY.COM



This stunning 2-story historic home is a true gem, offering a perfect blend of character and modern convenience. Built in 1930, this home features beautiful original details like decorative glass cabinets, stained glass chandeliers, and hardwood floors, and tile in some areas, such as the kitchen. The spacious living room welcomes you with its warm and inviting atmosphere, while the cozy fireplace creates a perfect ambiance for relaxing evenings. The kitchen is equipped with modern appliances and offers plenty of counter space for cooking and entertaining. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, one featuring a walk-in shower and jetted tub. The home includes a spacious unfinished basement, providing ample storage space and potential for future customization. The basement also features a full bathroom and laundry area for added convenience. Outside, you'll find a detached two-car garage providing plenty of parking space for your vehicles and a shed with electric. The carport offers additional covered parking for your convenience. 2023 taxes were \$804.

OWNER: DEAN FAIA ESTATE

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.



J.J. Curtis
Owner / Auctioneer