

HABEGGER PUBLIC AUCTION

THURSDAY • OCTOBER 29 • 5:00 P.M.
12437 E INDIAN LINE RD | RICHARDS, MO

Having served the Joel Habegger family well, this quality tiny home is no longer needed and is being offered at public auction. Don't miss this opportunity to acquire a versatile, move-in-ready living space ideal for a guesthouse, hunting cabin, rental, or full-time minimalistic living! Tiny home must be moved.
Directions from Nevada, MO - I-49 N/US-71N , take exit 110. Turn West onto Co Rd. D. Proceed to Co Rd. O and turn South. Proceed to E. Indian Line Rd and turn East. Property will be on the South side.

FOR MORE INFORMATION OR PICTURES: WWW.CURTISANDSONSREALTY.COM

This charming, rustic tiny home cabin is a well-built, highly functional 12x24 structured building designed to be moved straight to your own piece of land. Perfect as a permanent tiny home, backyard guest house, hunting cabin, or short-term rental, this compact building expands ±388-square-feet. The exterior of the structure features low-maintenance, neutral-toned vinyl siding, clean forest-green roofline trim, and multiple vinyl double-hung windows that bring in plenty of light. A beautiful open-beam wooden porch wraps around the front and side of the home, providing a fantastic, built-in outdoor living space. For maximum space efficiency, the floor plan includes both the dedicated downstairs bedroom addition and an elevated loft tucked neatly beneath the high roofline, providing a private niche for an extra mattress, reading nook, or bonus storage. Solidly constructed, full of character, and ready for your preferred heating and utility hookups, this complete structure is ready to be loaded, transported, and tailored to your property.



Owner: Joel Habegger

All parties must register with a current, valid photo ID prior to bidding, and the Auctioneer is not responsible for accidents on the property. All items offered for sale are sold "as is" with all faults, with no warranties expressed or implied. Title and full responsibility for the purchase pass directly to the buyer immediately when the auctioneer says, "Sold!" A flat Buyer's Premium of **\$1,500** shall be added to the final bid price, and all items must be paid for in full before they can be removed from the premises. Accepted methods of payment are cash, credit card, and approved check. Please note that all credit card transactions will be accompanied by a **3.75% convenience fee**, and all returned checks will incur a **\$30 fee** plus additional collection charges. All purchases are to be removed within the designated time period of 30 days. The full Terms & Conditions and Auction Prospectus are available for review at curtisandsonsrealty.com.



J.J. Curtis
Owner / Auctioneer



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