



MISSOURI Land & Farm

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HUNSAKER ONLINE REAL ESTATE AUCTION

26126 Ken Haven Rd, Pittsburg, MO 65724

Hickory County

**MISSOURI LAND & FARM AUCTIONS**
**ONLINE REAL ESTATE
AUCTION**

PROPERTY LOCATION: 26126 KEN HAVEN ROAD • PITTSBURG, MO

BIDDING OPENS: Saturday, May 24 • **BIDDING ENDS:** Thursday, June 2 at 7:00 PM

AUCTIONEERS NOTE: Due to the death of Gloria Hunsaker we will sell the following real estate. This will be done through an online auction that starts May 24, 2022 and ends at 7PM on June 2, 2022. Visit missourilandandfarm.com for bidding information, photos, and terms.



TRACT 1

OPEN HOUSE
Sunday, May 15th 1:00 - 3:00 PM



TRACT 2

Tract 1: In the Ken Haven Subdivision this 2-bedroom **LAKE HOME** has 1 bath, eat-in kitchen, living room, porch, and deck. Included with the home is half ownership of a dock that is within walking distance from home. On Lots 4 & 5 in the Ken Haven Subdivision.

Tract 2: Nice 36 x 70 building with concrete floor, 5 bay garage doors, walk-in door, insulated, and wired for 220, **GREAT BUILDING!** Lot 3 of Ken Haven Subdivision.

TERMS: 5% Buyer's Premium will be added to the final bid to determine contract price. Ten percent (10%) down upon entering into real estate contract. Closing within 45 days or within the time set by the probate court of Jackson County, MO. Auction company and estate not responsible for internet failure before, during, or after auction. Home and building are being sold as is, where is, sells subject to rules and regulations of the Ken Haven Subdivision. **Tracts** will be sold separate and not combined if you want both tracts be the high bidder on each one.

MISSOURI LAND & FARM AUCTIONS
Dave Atkinson, Auctioneer • 660-788-3333
Gloria Hunsaker Estate, Seller



Visit www.missourilandandfarm.com for bidding info for this online auction!

CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

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**HUNSAKER ONLINE REAL ESTATE AUCTION
26126 KEN HAVEN RD PITTSBURG MO
ENDING JUNE 2 @ 7PM**

Due to the death of Gloria Hunsaker we will sell the following real estate at Online Auction starting MAY 24 ending on June 2 at 7pm. Check it out at www.missourilandandfarm.com for bidding info and more terms "OPEN HOUSE SUNDAY MAY 15 from 1pm-3pm".

Tract 1: Lake home on lots 4 & 5 in the Ken Haven Subdivision with 2 bedrooms, 1 bath, large kitchen, living room, porch, and deck. The home is in ownership on a 1/2 dock permit within walking distance.

Tract 2: Nice 36 x 70 metal building located on Lot 3 of the Ken Haven Subdivision. It features a concrete floor, 5 Bays with garage doors, walk in door, insulated and wired for 220v.

Terms: 5% Buyers Premium will be added to the final bid to determine the contract price. Ten percent down upon entering into a real estate contract. Closing with in 45 days or within the time set by the probate court of Jackson County, MO. Missouri Land and Farm and Hunsaker Estate are not responsible for internet failure before, during, or after the auction. Home and Building are being sold as is where is, and sells subject to the rules and regulations of the Ken Haven Sub Division. Tracts will be sold separate and not combined. If you won't both you will have to be the high bidder on each tract. The house will sell first closing at 7 pm. The building is set to close at 7:15 pm. 1 min bid extensions are in place for all bids placed in the last 1 min of bidding.

Gloria Hunsaker Estate, Sellers

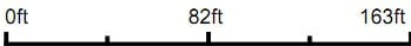
**Missouri Land and Farm Auctions
Dave Atkinson 660-788-3333**

Aerial Map



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Map Center: 37° 50' 2.78, -93° 21' 12.22



33-36N-22W
Hickory County
Missouri



The undersigned Owners of the property described on this Plat have caused the same to be sub-divided in the manner shown by this plat and knows as the KEN HAVEN, subject to the following Restrictions:

1. The Roads are dedicated to the use of the Property Owners in this sub-division.
2. Each lot with inhabital improvements thereon must have sanitary facilities, Septic tank or Chemical.
3. Basement reserved by developers for utilities over 2 feet on the front, 2 feet on the rear and 2 feet on the sides of each lot.
4. All building plans for homes, must be of a permanent nature and contain a minimum of 400 square feet of floor space and be of good archhetic design and quality.
5. Lots to be kept in a presentable and sanitary condition, free and clear of trash and rubbish at all times.
6. Mobile Home or trailer houses may be allowed by the Developer or his assigns by permits and the above mentioned floor space and sanitary conditions shall be applicable. No permits will be granted unless said mobile home or Trailer house has an appraised value of \$2500.00 or more.
7. Commercial Rights are reserved by the Developer, permits to so engage to be issued by the Developer or his assign to His election only

THE KEN-HAVEN
SUBDIVISION
10 ACRES
CONTAINED IN THE
NE 1/4 OF THE
NE 1/4 OF SECTION
33
T-36-N R-22-W
HICKORY

SCALE OF PLAT
1" = 100'

State of Missouri)
County of Polk) SS

Andra N. Fowler
Helen M. Fowler

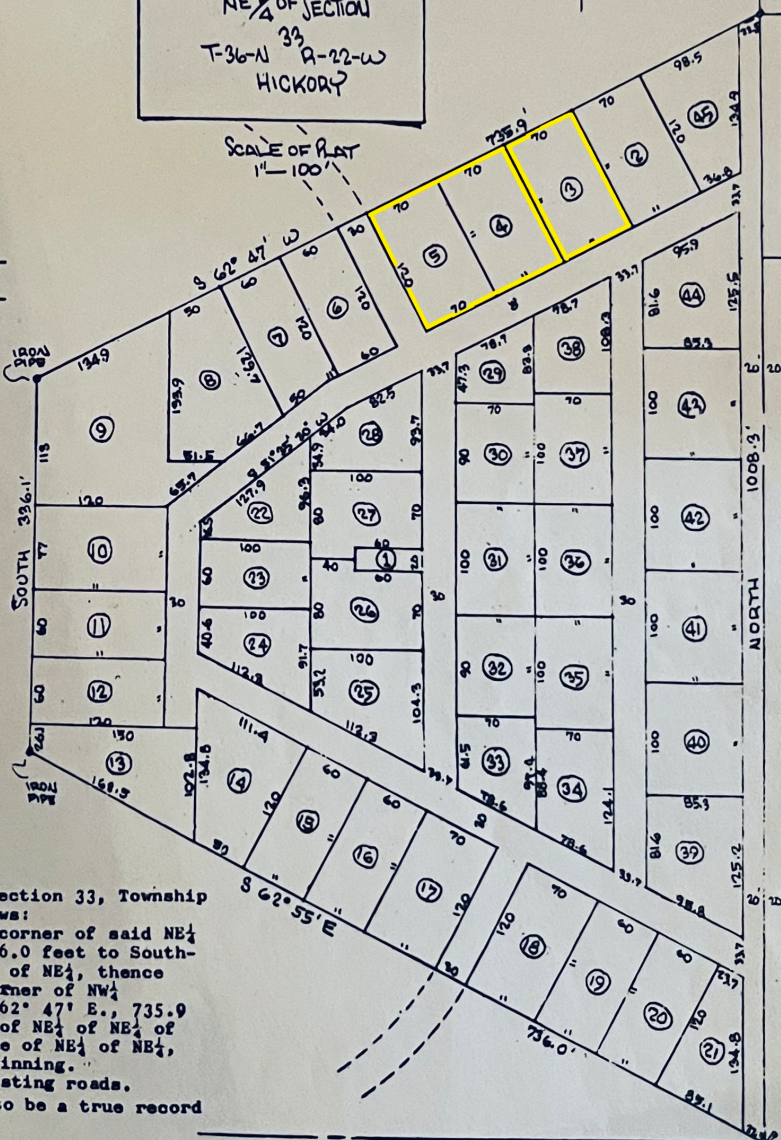
On this 17 day of April 1962

Before me Personally appeared Andro N. Fowler and Helen M. Fowler his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledge that they executed the same as their free act and deed.

In Testimony Whereof, I have hereto set my hand and affixed my official seal, at my office in Bolivar Mo. the day and year first above written.

My term of office as a notary Public will expire
Sept 20 1963

[Signature]
Notary Public..



DESCRIPTION

A part of the NE 1/4 of NE 1/4, Section 33, Township 36, Range 22, described as follows:

Beginning at the Southeast corner of said NE 1/4 of NE 1/4, thence N. 62° 55' W., 736.0 feet to Southwest corner of NW 1/4 of SE 1/4 of NE 1/4 of NE 1/4, thence North 336.1 feet to Northwest corner of NW 1/4 of SE 1/4 of NE 1/4 of NE 1/4, thence N. 62° 47' E., 735.9 feet to Northeast corner of SE 1/4 of NE 1/4 of NE 1/4 of NE 1/4, thence South along East line of NE 1/4 of NE 1/4, 1008.3 feet to the point of beginning.

Except right of way for existing roads.

I hereby certify the above Plat to be a true record of the survey as made by me.

C. R. [Signature], L.S. 314

SE Cor.
NE 1/4
NE 1/4
SECTION
33
T-36-N R-22