

# Online Land Auction

11849 CR 485, Tebbetts, Callaway Co., MO

**Land Preview:**  
**Saturday, May 1st**  
**10:00 am to 12:00 pm**



Boundaries are approximate, based on County records. Sells by tract, not by acre.

**Bidding Ends: Tuesday, May 18th | 12:30 pm**

**93 +/- Acres Just North of Hwy 94 | Road Frontage On CR 485 & 486**  
**Only 15 Miles to Jefferson City**

**Seller: Estate of Fern B. Perrey Trust**

**Note: This property has numerous beautiful home building sites and lots of timber for wildlife enthusiast. Your opportunity to own land is now!!**

**Terms: \$10,000.00 (Non-Refundable Earnest Money Deposit) Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Applies To Final Bid To Determine Contract Price. Realtor Participation Welcomed. Realtors and Their Clients Must Fill Out Buyer / Broker Registration Form 48 Hours In Advance of Auction Ending. This Is NOT Required For Persons Bidding Without Realtor Representation.**



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# PROPERTY FEATURES & INFORMATION

**Jefferson City Public Schools:**

Callaway Hills Elementary, Lewis & Clark Middle & Jefferson City High, per district website

**2020 Taxes:** \$163.19, per Callaway Co. Assessor

**Zoning:** No Zoning in Callaway Co.

**Acreage:** 93 Ac. +/- Total

**Parcel No.:** 23-09.1-32.2-00-000-004.000 (63 ac. +/-) & 23-09.2-31.0-00-000-016.000 (30 ac. +/-)

**Legal Description:**

All that part of the following described land which lies South of the County Road which runs Westerly and Southwesterly across the north part of said tract, to-wit: Beginning at the quarter section corner between sections Thirty-one (31) and Thirty-two (32), Township Forty-five (45), Range Nine (9) and the southwest corner of Survey No. 2674, containing 63 acres, more or less, Callaway County, Missouri.

Also a part of the Southeast fractional quarter of Section Thirty-one (31), Township Forty-five (45), Range Nine (9), containing 30 acres, more or less, Callaway County, Missouri.

Subject to that part, if any, in streets, roadways, highways or other public right-of-ways.

Exact legal description to prevail.

- Utilities -

**Callaway 1 Water District (573.896.4788):**

Per District, existing water meter on property, near driveway from CR 485. 4" Water Main on West Side of CR 485 & South Side of CR 486. \$775 for short meter set plus \$40.00 deposit for single residence.

Any development on than single family home would require further engineering, platting, etc. Contact the district for more information.

**Callaway Electric (573.642.3326):**

Per Callaway Electric - Any potential customer should contact the Coop to confirm any requirements and pricing for service.

**Auction Disclaimer:** Purchaser and/or Purchaser's Agent/Broker Shall Bear the Responsibility To Review All Property Exceptions, Easements, Restrictions, Etc. And To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure And On Auction Website Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS IS" With No Warranties Made By Seller Or Auction Company