

Historic Real Estate Auction

431 N Clay St. Marshfield, MO. 65706

Bidding Closes: Thursday, March 26th. 5:00 PM CST

~Online Auction Only~

Directions: From Marshfield take West Washington to left onto N Buffalo St. follow for 0.3 mile to Right onto W Bedford St follow for 0.1 mile to Right onto N Clay St. Look for Auction Signs!



OPEN HOUSE: Sunday, March 22nd. 2-4PM



STEVENS

AUCTION SERVICE LLC

AUCTIONEER: LAREDO STEVENS 417-459-5041

ALSO SHOWN BY PRIVATE APPOINTMENT

List is subject to change without notice. \$5,000.00 down on real estate balance due within 30 days. 3% buyer's premium on Real Estate. Information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. All Items sold As-Is Where is and with all faults.

To Register Visit: www.StevensAuctionService.com

****Warren Frick Revocable Trust - Historic Real Estate Auction****

****Well-Maintained Historic Home on a Prime Corner Lot! ****

Step into a piece of history with this stunning 4-bedroom, 2-bathroom residence, previously owned by well-known Marshfield resident, Ellis O. Jackson. This home exemplifies vernacular architecture fused with formal style, making it a unique find that you won't want to miss!

****Property Features:****

- ****Four Bedrooms & Two Bathrooms:**** Spacious layout suitable for families and entertaining.
- ****Large Corner Lot:**** Situated on a generous 173 X 140' lot, providing ample outdoor space for gardening and recreation.
- ****Double Car Garage:**** Convenient parking and storage for vehicles and equipment.

The interior boasts two inviting living areas, with potential for conversion into a main-level master suite—a perfect opportunity to customize to your needs. Significant upgrades have been made, including a brand-new roof installed in 2024, vinyl siding, energy-efficient windows, gutters, and a modern HVAC system.

****Timeless Details:****

- ****Oak Parquet Flooring:**** Elegant flooring throughout adds character and warmth.
- ****Gas-Burning Fireplace:**** Cozy up in the living room beside the beautifully bricked fireplace.
- ****Garden Gazebo & Concrete Patio:**** Ideal for summer gatherings and entertaining guests.
- ****Workshop Building (12x20'):**** Equipped with 220 electric, perfect for hobbies or extra storage.

****Additional Property Information:****

- ****4 Bedrooms / 2 Bathrooms**
- ****Total Square Footage:**** 1,612 sq. ft.
- ****Construction Year:**** 1919
- ****Lot Size:**** 0.53 acres+/-
- ****Heating & Cooling:**** Central electric forced air along with a natural gas heating source; includes a gas burning fireplace.
- ****Utilities:**** City water and sewer services
- ****Roof Type:**** Shingle
- ****Local Schools:**** Marshfield School District
- ****2025 Taxes:**** \$1,103.30

Prepare to embrace a lifestyle steeped in history within a beautifully maintained haven inside city limits. Join us for this historic real estate auction and seize the opportunity to make this remarkable property your own!