

# Real Estate Auction

**Bidding Closes: Friday, August 1st. at 5:00 PM CST**

**492 Rumsey St, Niangua, MO. 65713**

**~Online Auction Only~**

**Seller: Ova Lee Letterman**

Directions: From Niangua take Madison St. to left onto North Pine follow for 0.3 mile to Right onto Rumsey St. to auction on Right. Look For Stevens Auction Service Signs!

**ALL BRICK 3BR 1BA Close to Schools!**



**OPEN HOUSE/PREVIEW: Sunday July 27<sup>th</sup>. 2-4PM**

Don't miss out on this exceptional opportunity to bid on a charming all-brick home featuring three bedrooms and one bathroom. This residence boasts two spacious living areas, an eat-in kitchen completes with oak cabinets, and an electric oven range complemented by a hood vent. The bathroom is designed with a ceramic tile shower/tub. Additionally, the property includes an attached carport. Situated near Niangua Schools, this home provides an ideal setting for families. Seize this chance to invest in a delightful property that combines comfort and accessibility.

◆3BR/1BA ~ 1,351Sq. Ft ◆ Year Built: 1960 ◆Lot Size: 85X100' ◆ Central heating & Cooling ◆ Heat source: propane Tank: Owned◆ Cooling Source: central electric forced air & window unit ◆ City water& sewer ◆Roof: shingle ◆ Storage building ◆Schools: Niangua ◆Taxes: 2024: \$485.75



**ALSO FEATURING PERSONAL PROERTY!**

**Antiques, Collectibles,  
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Personal Property soft closing: 6:00 PM CST 8/1/2025



**STEVENS**

AUCTION SERVICE LLC

**AUCTIONEER: LAREDO STEVENS**

**417-459-5041/ Pickup; Saturday August 2<sup>nd</sup>. 9-2PM**

List is subject to change without notice. 10% buyer's premium on personal property. 3% Buyers premium on real estate. 5,000.00 down balance due within 30 days. Final bid is subject to owner/seller approval. 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.

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