

Real Estate Auction

748 Webster Lane Marshfield, MO. 65706

Bidding Closes: Thursday, February 5th 5:00 PM CST

~Online Auction Only~

Directions: From I-44 East take Marshfield Exit 100 turn right onto Spur Dr. continue through town to right onto Rte. 66/ W Washington St. follow for 1.0 mile to left onto Webster Ln. continue for 0.2 mile to property on Left. Look for Auction Signs!



OPEN HOUSE: Sunday, February 1st. 2-4PM



Seller: Jimmie C. Reese Trust

All Brick Home on 5.7 Acres with basement & shop building

This all-brick residence offers three bedrooms and two full bathrooms, perfectly combining comfort and functionality with close proximity to city limits. The kitchen/dining combo features an electric oven range, built-in microwave, and Bosch dishwasher, accented by oak cabinetry. The flooring throughout includes a blend of tile, carpet, and linoleum.

The home is designed for optimal storage, with built-in shelving and linen closets. Wood-burning fireplace with brick surround and granite hearth creates a warm focal point in the living space. Access to the partially finished basement reveals additional living space, which includes a third bedroom, a partial finished secondary living room, and a dedicated storage area.

Dual Heating options are versatile, featuring both a wood-burning furnace and upgraded electric forced air HVAC. The property includes a single-car garage and shop, as well as covered double car parking.

Wheelchair-accessible ramp leading to the side deck. Outdoor amenities include a gazebo with a stone patio sitting area, alongside an asphalt circle driveway and a triple bay shop building equipped with concrete floors and electricity. Surrounded by mature landscaping and offering spectacular views, this property is ideally situated close to various amenities, making it a unique opportunity for discerning buyers looking for a prime location.

***3BR/2BA Basement ~ 2,185 total sq. ft * Year Built: 1973 *Lot Size: 5.7 Acres+/-* Central heating & Cooling forced air with wood burning furnace & fireplace. Base area: 1,375 Sq Ft. * Heat sources: Electric, wood: Cooling Source: central electric forced air* Private well & septic*Roof: shingle * *Schools: Marshfield *Taxes: 2025: \$1,777.15 ***

STEVENS

AUCTION SERVICE LLC

AUCTIONEER: LAREDO STEVENS 417-459-5041

Open House: Feb 1st. 2-4pm or shown by private appointment

List is subject to change without notice. \$10,000.00 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.

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