

Real Estate Auction

Friday March 19th - 11:00 AM

**Real Estate Is Sold "AS IS" & "WHERE IS" All Sales Final.
Or Buy The Property Now For Only \$ 95,000.**



1885 Derhake Road, Florissant, Missouri 63033

Directions: New Halls Ferry to Pohlman Rd to left on Derhake, home on right, 1885 Derhake

Property Type	Age: 44	Jr. High School	Ferguson/Florissant
Property SubType	Residential	Sr. High School	McCluer North
Tax ID	Residential	# of Rooms	7
Style	09H-52-0059	Main Full Baths	2
Beds: 3	Ranch	# Garage Spaces	#1
Approx Square Feet	Baths : 2	Basement Description	Full
Lot Sq Ft (approx)	1422 County Records	Lot Description	Level Lot, Partial Fencing
Lot Acres (approx)	9657	Living Room	16x12 Level: M
Price/SqFt	0.222	Family Room	16x12 Level: M
Cross Street	\$70.25	Dining Room	13x10 Level: M
Map Coordinates	Pohlman	Kitchen	12x10 Level: M
County	L08, 10	Master Bedroom	15x11 Level: M
Subdivision/Complex	St Louis	2nd Bedroom	14x10 Level: M
Taxes Paid	Bon Aire Park	3rd Bedroom	11x10 Level: M
Elementary School	\$1931	Cooling	Central-Electric
	Ferguson/Florissant	Heating	Forced Air

See Back Of This Hand Out For Additional Information: 3 EASY STEPS TO BUYING AT AUCTION.
6 % BUYER'S PREMIUM Will Be Added To The Top Bid And Become Part Of The Purchase Price For Real Estate Only. Auction Company & Realtor Represent The Seller(s) Only, No Buyer Representation Is Expressed And/Or Implied. Buyer(s) Are Advised To Seek Their Own Broker/Agent Or Legal Representation.

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NOTICE: All Information Is Believed To Be Correct And Accurate But Not Warranted. The Information Contained Herein Is Furnished By The Owner To The Best Of His/Her Knowledge, But Is Subject To Verification By The Purchaser(s). FatherTime. Com, LLC d/b/a Father Time Auctions And/Or Roland R. Bauer III (Real Estate Broker) Are Not Liable And Assumes No Responsibility For Correctness Thereof. The Sale Offering Is Made Subject To Errors, Omissions, Change Of Terms, Prior Sales Or Withdrawal Without Notice. MEASURING IS NOT AN EXACT SCIENCE - SQUARE FOOTAGE MAY VARY. There Is No National Standard In Measuring Square Footage. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

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