

NO  
BUYER'S  
PREMIUM!

# 2 AUCTIONS



**#1 - Saturday, Oct. 15, 2016 P.M. @ 10:00 A.M.**

## **House of Prayer Building & 1 Acre +/- Lot (Commercial)**

**All Equipment Inside • 8x10 Storage Building**

LOCATION: 690 Bright Hill Rd. Follow Orange Auction Signs off South Congress Blvd. at the County Complex or turn off East Broad St. at Bumpers Drive-in to Auction Location.



Improvements Include: Nice Vinyl Sided Church Building with Auditorium, 2 bathrooms and 2 class rooms, CH&A, gravel parking lot, picnic shelter, exterior sign. All on a nice commercial lot of approximately one acre in size.

**Building Will Auction First  
at 10:00 A.M.**



Storage Building  
Auctioning Separate.  
Can Be Moved.

**Church Items Include:** Song books, 15 padded pews, pulpit, Peavy speakers and P.A. system with 4 microphones, nice Baldwin piano, small school desks, chairs, tables, Christian books, attendance board, cabinets and anything to do with the church...All will auction!

**LEAD BASE PAINT WASTER:** Any building built prior to 1978 may contain lead based paint. Prospective buyers may have this property inspected prior to sale date at buyer's expense. Buyer to sign inspection waiver.

**AUCTIONEER'S NOTE:** This Church is closed due to the loss of their pastor. We will auction the building first to give someone who is maybe opening a church the opportunity to buy the equipment needed after the building auctitons. This building is in a prime location for any business you might want to open or even change the building into a dwelling.

**TERMS:** Personal Property - Cash or check day of auction. Real Estate - 15% down day of auction, balance with deed within 45 days. **Taxes** for remainder of 2016 will be the Buyer's responsibility since churches are tax exempt. **Possession** with deed at closing.

**#2 - Saturday, Oct. 15, 2016 P.M. @ 1:00 P.M.**

## **Nice Duplex with 2 Bedrooms each side**

LOCATION: 606 and 608 Estes Street. From East Broad St. - turn at East Side Inn, turn on Smith Rd., go thru 4-Way Stop to Estes St., turn to Duplex on left. Or come from Smithville Northside School location, turn on Smith Rd. then to auction location. Follow the orange signs to Auction location.

**Improvements Include:** Each side has 2 bedrooms, one full bath, living room, utility room, eat-in kitchen, ceiling fan, CH&A, wood deck, nice yards and separate driveways.

**TERMS:** Real Estate - 15% down day of auction, balance with deed within 45 days. **Taxes** for 2016 will be prorated. **Possession** with deed at closing.

**AUCTIONEER'S NOTE:** This is good investment and rental property for someone in the rental business or someone needing a house could live in one side and rent the other side. This property is only on the market due to the health of current owner and not being able to take care of it. Make plans to attend this great auction on **Saturday, October 15th at 1:00 PM.** Someone from the Auction Company will be on site no later than 12:00 Noon day of auction.



**Good Rental  
at a Good Location!**

Visit our website at [www.charlesatnip.com](http://www.charlesatnip.com) for additional pictures & information.



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**For More Information, Please Visit Our Website: [WWW.charlesatnip.com](http://WWW.charlesatnip.com)**  
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Announcements day of sale take precedence over all previous advertisements.

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