


 Listing #: Garner Family Trust
RESIDENTIAL PROPERTY DATA FORM

The following information is included in and part of the above referenced listing by and between the following named Owner and Missouri Land Company LLC, Broker, and is hereby incorporated in said listing by reference. The information contained herein is deemed reliable but not guaranteed. Figures and measurements are approximate. Items listed herein are included in the Property.

Owner: Terry Garner and Sherry Tallent - Trustees of the Garner Family Trust Price: \$174,900.00
Property: 19996 Bean Creek Drive Licking, Missouri 65542
General Information

Est. Sq. Footage: <u>1200</u> (approx.)	Year Built/Age:	Zoning:
Subdivision: <u>N/A</u>	Schools: <u>LICKING</u>	Flood Plain: <u>NO</u>
Style: <u>RANCH</u>	Construction: <u>WOOD FRAME</u>	Roof: <u>METAL</u>
Foundation: <u>CONCRETE</u>	Basement: <u>PARTIAL</u>	Taxes:
Insurance: <u>N/A</u>	Utility Costs: <u>UNK</u>	Possession: <u>AT CLOSING</u>

Other:

General Inside

Flooring:	Heating: <u>PROPANE</u>	Cooling:
Window Cov.:	Screens:	Water Heater: <u>PROPANE</u>
Storm Windows:	Humidifier:	Closets:
Central Vac.:	Attic Fan:	Ceiling Fans:
Insulation:	Other:	

Kitchen

Size:	Flooring:	Cabinets:
Oven/Range:	Dishwasher:	Disposal:
Trash Compactor:	Exhaust Fan:	Refrigerator:
Other:		

General Outside

Street: <u>BEAN CREEK ROAD</u>	Sidewalks:	Water: <u>PRIVATE WELL</u>
Gas:	Propane: <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Own	Sewer: <u>SEPTIC</u>
Handicap Access: <u>NO</u>	Lot Size: <u>20 ACRES</u> more or less	Other:

Other:

Yard/Garage

<input checked="" type="checkbox"/> Garage Size: <u>20'X30'</u>	<input type="checkbox"/> Carport Size:	Opener:
Porch:	Deck:	Patio:
Outside Lights:	TV: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input type="checkbox"/> Satell.	Receptacles:
220-V Elec:	W/D Connect:	Insulation:

 Outbuildings: LARGE BARN

Other:

Room Count/Sizes

Room	Main Floor	Upstairs	Basement
Living			
Dining			
Kitchen			
Breakfast			
Bath			
Bath			
Bedroom (Master)			
Bedroom			



Mutual Association of Real Estate Practitioners, Inc.

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Bedroom			
Family			
Recreation			
Den			
Storage			
Utility			
Fireplace(s)			
Other:			
Other:			
Other:			

Extra Features/Amenities

Directions

State HWY 32 East out of Licking. Turn right on Cameron Road, then left on Bean Creek Drive. The property is at the end of Bean Creek Drive.

Listing Broker: Missouri Land Company LLC
Listing Agent: Danny Miller
Phone: 573-28-1489

DocuSigned by:

F65575088E2442C...

 Owner

Date Signed: 8/25/2023

DocuSigned by:

615059698FF840F...

 Owner

Date Signed: 8/25/2023