



Listing #: Pittman 57

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: Ida D. Pittman Price: \$410,000.00
Property: 18795 S US HIGHWAY 63, ROLLA

General Information

Est. Sq. Footage: <u>1560</u>	Year Built/Age: <u>1950's/early 20's</u>	Zoning: <u>residential</u>
Subdivision: <u>no</u>	Schools: <u>Rolla</u>	Flood Plain: <u>No</u>
Style: <u>ranch</u>	Construction: <u>2"x4" wood frame</u>	Roof: <u>Asphalt Shingles</u>
Foundation: <u>concrete</u>	Basement: <u>yes</u>	Taxes: <u>\$ 800.00</u>
Insurance: <u>B P & J Ralph VanKirk</u>	Utility Costs: <u>UNK</u>	Possession: <u>at closing</u>
Other: <u>528 sq ft attached double car garage</u>		

General Inside

Flooring: <u>carpet & linoleum</u>	Heating: <u>will need to be replaced</u>	Cooling: <u>will need replaced</u>
Window Cov.: <u>no</u>	Screens: <u>yes</u>	Water Heater:
Storm Windows: <u>yes</u>	Humidifier: <u>no</u>	Closets: <u>in all bedrooms and hall</u>
Central Vac.: <u>no</u>	Attic Fan: <u>NO</u>	Ceiling Fans: <u>NO</u>
Insulation: <u>unknown</u>	Other: <u>Pressure tank will need to be replaced</u>	

Kitchen

Size:	Flooring: <u>Linoleum</u>	Cabinets: <u>wood</u>
Oven/Range: <u>Yes</u>	Dishwasher: <u>NO</u>	Disposal: <u>NO</u>
Trash Compactor: <u>NO</u>	Exhaust Fan:	Refrigerator: <u>Yes</u>
Other:		

General Outside

Street: <u>US 63</u>	Sidewalks: <u>Yes</u>	Water: <u>private well</u>
Gas: <u>Propane</u>	Propane: <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Own	Sewer: <u>septic</u>
Handicap Access: <u>NO</u>	Lot Size: <u>57.1 acres</u>	Other:
Other: <u>20'x40' detached garage with concrete floor Large barn size TBD</u>		

Yard/Garage

<input checked="" type="checkbox"/> Garage Size: <u>22'X24'</u> attached	<input type="checkbox"/> Carport Size:	Opener: <u>Yes</u>
Porch:	Deck: <u>NO</u>	Patio: <u>NO</u>
Outside Lights: <u>Yes</u>	TV: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input type="checkbox"/> Satell.	Receptacles:
220-V Elec: <u>Yes</u>	W/D Connect: <u>yes</u>	Insulation: <u>unknown</u>
Outbuildings: <u>20'x40' detached garage with concrete floor Large barn size TBD</u>		
Other: <u>7 acres of the 57 are open ground that could be converted to pasture or large garden area</u>		

Room Count/Sizes

Room	Main Floor	Upstairs	Basement
Living	<u>15' x 18'</u>		
Dining	<u>14' x 16'</u>		
Kitchen			
Breakfast			
Bath			
Bath	<u>7' x 9'</u>		
Bedroom (Master)	<u>13' x 13'</u>		
Bedroom	<u>12' x 12'</u>		



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Bedroom	11' x 12'		
Family			
Recreation			
Den			
Storage			
Utility	6'6" x 13'		
Fireplace(s)			
Other: dbl garage	21'6" x 25'		
Other:			
Other:			

Extra Features/Amenities

Land is mostly timber with a good mix of unharvested oak and hickory. Some cedar. Seven acres open ground behind the house. Large barn will need some TLC. One stock pond, unknown if any fish are in the pond.

Directions

Take US 63 South out of Rolla. Home is approximately 8 miles on your right. Address is 18795 S US HIGHWAY 63, ROLLA

Listing Broker: Missouri Land Company LLC
Listing Agent: Danny Miller
Phone: 573-528-1489

Judith K. Montgomery POA
Owner

Owner

Date Signed: June 16, 2024

Date Signed: _____