



50 ACRES LAKE WAPPAPELLO REAL ESTATE & ESTATE AUCTION

OWNERS: Estate of Mr. & Mrs. James W. & Peggy Blunt

Location: From Lake Wappapello Dam, Take Hwy "D" North 3-1/2 Miles to "Z" Highway (Next to Lumber Shed), Turn Right on "Z", Go Five (5) Miles to Auction Site and **WATCH FOR SIGNS!!! WATCH FOR SIGNS!!! WATCH FOR SIGNS!!!**

Due to the Death of Mr. and Mrs. Blunt, and to Settle the Final Estate of Same, The Following, To Include: **Real Estate w/Three Bedroom • 1-3/4 Bath Home w/50 Acres M/L w/Hwy Frontage • Furniture & Appliances • Yard & Garden • Antiques & Much, Much, More**, Will Be Sold on

SATURDAY MORNING
Rain or Shine

10:00 A.M.

March 29, 2014

Terms on Real Estate: See Below

REAL ESTATE: Deeded 51.04 Acres To Be Sold as Fifty Acres M/L, Partially Cleared and Some Timber and Creek on It. Less Than One (1) Mile From Mingo Refuge and Comes with Excellent Hunting For Deer, Turkey, Rabbits, Squirrels and Other Wildlife. Comes with a Three (3) Bedroom, One and Three Quarter (1-3/4) Bath Home w/Approx. 1,230 Sq. Ft. M/L of Living Space • Two Car Carport • 10' x 13' Chicken House • 8' x 40' Storage Trailer Stays w/Property • Also Comes w/ Storm Cellar (Needs Pumped Out) • 750' of Hwy. Frontage.

Taxes: \$254.57



About The Home

- Cedar Vertical Boards for Side of Home
- Aluminum Windows
- Asphalt Shingled Roof
- Central Heat & Air (Approx. 2 Years Old)
- Water: Drilled Well Approx. 180' Deep
- Sewer: Old Water Cistern (Recently Pumped)
- Fifty (50) Gallon Hot Water Heater
- Frost Proof Hydrant
- Large Garden spot
- Highway Z Frontage

Room Sizes

- **LIVING ROOM:** 13' x 15-1/2'
- **KITCHEN/DINING ROOM:** 13' x 15-1/2' w/DbI Stainless steel Sink and Lighted Ceiling Fan • 11-1/2' of Floor Cabinets & 11' of Wall Cabinets • w/Built-in Lighted Air Care Range Hood • Built-in Maytag Dishwasher & Sears Kenmore Flat Surface Electric Range
- **BEDROOM #1:** 14' x 12-1/2' w/Lighted Closet & Ceiling Fan and Three Quarter (3/4) Bath 7' x 5'
- **BEDROOM #2:** 13-1/2' x 9-1/2' w/Lighted Closet & Ceiling Fan
- **BEDROOM #3:** 10' x 15-1/2' w/Archway Entrance to Living Room & Door to Hallway
- **BATHROOM:** 8' x 8' Full Bath w/ Shower & New Commode
- **LAUNDRY ROOM:** 13' x 5' w/ Washer & Dryer Hookup & Furnace
- **HALLOWAY:** 16-1/2' x 32' w/Attic Fan & Linen Closet

Furniture & Appliances:

- Maytag HD Washer • Super Size Capacity
- Maytag HD Dryer • Super Size Capacity
- Whirlpool Refrigerator w/Ice Maker
- 36" Sanyo HD Flat Screen TV
- 30" Emerson Flat Screen TV
- Couch & Love Seat
- Englander Woodburning Stove w/2 Speed Blower
- Wood & Glass China Cabinet
- Wood & Glass Display Case
- Kitchen Table w/6 Chairs
- 5 Piece King Size Bedroom Set
- Small Drop Leaf Table
- Full Size Bed
- 5 Drawer Chest
- 2 Corner What Not Shelves
- Recliner/Rocker
- Rocking Chair
- Coffee Table & 2 End Tables
- Table & Floor Lamps
- Eden Pure G7 Air Purifier
- Entertainment Center
- Bakers Rack
- GE Hepa Air Purifier
- 2 Ionic Pro-Air Purifiers (New)
- Dirt Devil 12 Amp Vacuum Cleaner
- Microwave Oven
- Lot of Small Electrical Kitchen Appliances
- Ottoman
- Sewing Machine w/Cabinet

Safes & Collectables:

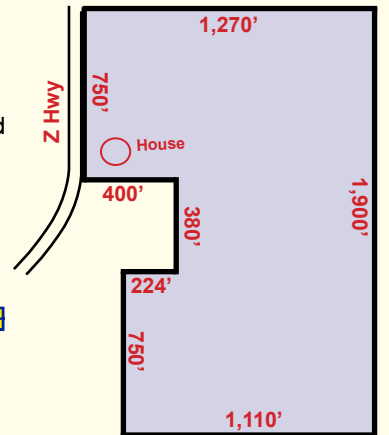
- Melink Combination Safe w/Changeable Combination
- Mosley Safe Co. Combination Safe w/ Changeable Combination
- 5 Kerosene Lanterns
- Cedar Chest
- 8 Crank Telephone Boxes & Parts
- 2 Old Wagon Wheels & MORE

Yard & Garden and Generator

- Ariem Kohler 19hp Hydrostatic Mower w/42" Cut
- Craftsman Rear Tine Tiller w/7 HP Engine & 17" Tines
- Rubber Tired Wheel Barrow
- Charbroil BBQ Pit
- 15 Gallon LP Tank
- Electric Leaf Blower
- Gas Powered King Craft 13 HP Generator on Castors
- Dewalt Emglo Compressor
- 16' Aluminum Extension Ladder
- Dinner Bell on Stand
- Yard & Garden & Hand Tools
- Dual Wheel Grinder
- Remington 150 Portable Forced Air Kerosene Heater
- 2 Iron Bathtubs (Livestock Waterers)
- 200 Rpm Electric Leaf Blower
- 2 Wheel Dolly
- Post Hole Auger

Farm Equipment & Miscellaneous:

- Horse Drawn Single Plow
- Double Plow
- Manure Bucket Scoop
- Small Disk
- Cycle Mower
- 2 Case 220 Riding Mowers for parts
- Kohler Engine for Welder w/ Trailer (needs work)
- Two Tillers for Parts
- Craftsman LT 1000 Mower for parts
- Lot of Canning Jars
- 2' Step Ladder
- Cordless Telephone & MUCH MORE



• **SPECIAL LISTING: 32 Piece Set of Cutco Silverware**

Charles "Chuck" Bazzell
Personal Representative to Estate

Janet K. Brown
Attorney For Estate

BRIEF LEGAL: NW 1/4 of SW 1/4 & Pt of W 1/2 of Lot One of SW 1/4 of NW 1/4 of Section 5 - Twn 27N - Rng 8E

Complete Legal Will be Furnished Day of Auction

Aerial View of Real Estate Available Day of Auction

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TERMS ON REAL ESTATE: 10% Down Day of Auction
• **3% Buyers Fee** (10% & 3% Will Be Paid By Separate Checks). Taxes Will Be Prorated to Date of Closing. Title Insurance will Be Split 50/50 Between Buyer and Seller. Seller to Furnish General Warranty Deeds. Possession 30 Days From Closing.



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