

Twenty-Three point 9 (23.9) Acres • Farm Located Across From Sparkman Cemetery • 5 Miles West of Poplar Bluff

REAL ESTATE & ESTATE AUCTION

OWNER: Estate of Mr. B.M. & Mrs. Marie Boxx | Heir to Estate: Mr. Kenneth & Mr. Billy Boxx

LOCATION: 607 County Road 423 | Poplar Bluff, MO

DIRECTIONS: From the Round-A-Bout on PP Highway, Continue Approx Five (5) Miles to Butler County Road 423 (Across From "TT" Highway), Make a Right, Go Approx 1/2 Mile to Start of Property on Left and **WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

To Settle The Final Estate of Mr. & Mrs. Boxx, the following **REAL ESTATE**
• **FURNITURE • APPLIANCES • ANTIQUES & COLLECTABLES •**
CAR • GUNS • COINS and Much More will be sold on

SATURDAY MORNING
Rain or Shine

10:00 A.M.

August 13, 2022

Terms on Real Estate: See Below



COINS:

- Approx. 40 to 60 Silver Dollars (In Safety Deposit Box)
- Approx 500 Wheat Pennies

GUNS:

- Ithaca Model 37-20 Gauge Featherlite Pump Shotgun
- Winchester Model 120 12 Gauge Pump
- Stevens Single Shot 20 Ga

CAR:

- 2009 Ford Escape (Runs Good) Over on Miles

ANTIQUES & COLLECTABLES:

- Old School Desks
- School Books
- Church Pew
- Old Wash Tubs
- Several Jars of Marbles
- Large Lot of Mounted Arrowheads

- Wooden Claw Foot Round Dining Room Table w/Chairs
- Display Cases w/Beveled Edge Mirrors
- Secretary Desk
- Kerosene Lamps
- Desks & Chairs
- Buffet/Server
- Baby High Chair
- Butter Churn Jar
- Kettles
- Full Size Bedroom Set
- Make Up Dresser w/3 Mirrors
- Cedar Lined Blanket Chest
- Clocks
- Hand Stitched Quilts
- Treadle Sewing Machine
- Old Lamps
- 5 Piece Bedroom Set w/Marble Top
- Book Cases
- Rocking Chairs

REAL ESTATE: Three (3) Bedroom • One (1) Bath Brick Home w/Full Basement • Two (2) Car Garage. Twenty One & One Half (21-1/2) Acre Deeded Farm (23.86 Calculated Acres) w/Timber, Ponds • Out Buildings • Hay Pasture and Other Improvements. "Excellent Hunting" and Wet Water Creeks w/County Road Frontage. Located Across From Sparkman Cemetery.

- Sq. Footage: 1,280 Sq. Ft. M/L
- Sq. Footage: 1,775 Adjusted Sq. Ft. M/L Under Roof
- Built in 1969
- Has its Own Well
- Ponds
- Hay Pasture
- Sewer (Septic) Size Unknown
- Three (3) Bedroom
- One (1) Bath
- Fireplace
- Two (2) Car Garage
- Heat: Gas Furnace
- Wood Burning Furnace
- 3 Window Air Conditioner
- Excellent Home Sites
- Taxes: 2021 \$511.82
- Metal Roof
- & Much More!

Beautiful Home Sites

To Be Offered in Two (2) Tracts:

Tract #1: Home and 14.37 acres M/L

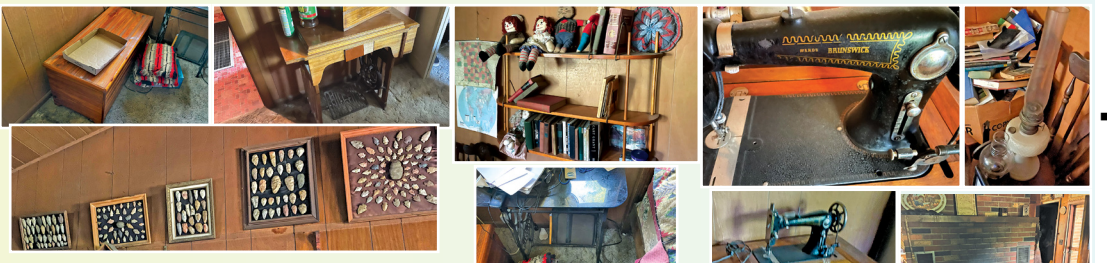
Tract #2: 9.53 Wooded Acres M/L w/Pond

Totals From Tracts 1 & 2 Will Be Added and Offered as One Unit!

HIGHEST & BEST BID DETERMINES OWNERSHIP



TERMS ON REAL ESTATE: 10% Down Day of Auction • **NO Buyers Fee** • Taxes Will Be Prorated to Date of Closing. Title Insurance will Be Split 50/50 Between Buyer and Seller. Seller to Furnish General Warranty Deed. **Possession Will Be at Closing**



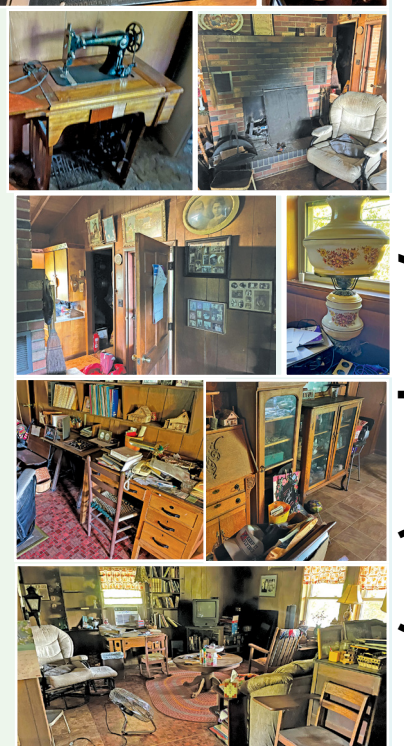
- Homemade Gun Rack
- Mirrors (Beveled Edge)
- Wash Stands
- Dresser w/Round Mirror w/Cabinet
- Finesse Sewing Machine
- Table & Floor Lamps
- Old Dolls
- Paintings
- Quilt Chest
- Hall Tables

- 500 Gallon LP Tank
- Wooden Desk & Chair w/Wicker Bottom
- Rocking Chairs
- 6' Wooden Ladder
- Couch
- 2 Rocker/Recliners
- 2 Swivel Rockers
- End Tables
- And Much More

FURNITURE, APPLIANCES & MISCELLANEOUS:

- Maytag Refrigerator with Fingerproof Front, 2 Door
- Kenmore Electric Range
- Washer & Dryer
- Chest Type Deep Freeze
- Patio Furniture
- Flat Screen TVs
- 20' Extension Ladder

AUCTIONEER'S NOTE:
Over 70 Year Accumulation and Too Much To List! Bring your Trucks and Trailers and Come Prepared to Buy! Prearrange Your Financing on Real Estate Prior to Auction!



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