

# Real Estate & Estate Auction

**Estate of Mr. Bill J. West & Mrs. Martha S. West**  
**Owners: Heirs to the Estate - Mr. Randy West & Mr. Gary West**

**ADDRESS: 12247 Hwy 160, Harviell, MO 63945 (Butler County)**

**DIRECTIONS: From Poplar Bluff, MO, take Hwy 67 South to "160" Highway (Doniphan Exit), Turn and Go on "160" West 2-1/2 miles to Property on Right and**  
**WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

To settle the final estate of Mr and Mrs West, the Following **REAL ESTATE, FURNITURE & APPLIANCES, ANTIQUES & COLLECTABLES, GLASSWARE** and Much More will be sold on

**SATURDAY MORNING**  
**Rain or Shine**

**10:00 A.M.**

**July 30, 2022**

**Terms on Real Estate: See Below**



**REAL ESTATE:** Consists of a Beautiful Southern Colonial Style Red Brick Home (Split Level) Four (4) Bedrooms (3 up and One Down) • Kitchen w/all Appliances Stay (Refrigerator less than one Year Old Whirlpool Side by Side) • Maytag Gemini Oven w/Flat Surface • Maytag Quiet Series 300 Dishwasher & Double Stainless Steel Sink • Custom Built Kitchen Cabinets w/Snack Bar • Dining Room w/Chandelier & Attached Screened-in Back Porch/ Breezeway and Handicap Accessible w/Lift (Elevator) From Ground Floor to Upstairs Entrance.  
**UPSTAIRS:** Kitchen w/Appliances • Dining Room w/Chandelier • Large Living Room • One Full Bath w/Shower • Three (3) Bedrooms (Master Bedroom Has a Three Quarter (3/4) Bath • Lots of Closets/Storage • Carpet is Like New. Home is Split Level and Home is a Show Case!  
**DOWNSTAIRS:** Large Family Room w/Schrader Fireplace • One (1) Bedroom • Full Bath • Laundry Room • Two (2) Car Garage w/Electric Lifts.  
**OUTSIDE:** Paved Driveway and Patio Area From the Highway • 24 x 40 Motor Home/Camper • Covered Storage Area w/Slab Concrete Floor and Electric.  
**LARGE STORAGE SHED:** (18' x 50') Has Concrete Floor and Open Area to Park Tractor & Equipment and Covered Lean-To for Firewood Etc.

- **WATER:** County Water is Hooked up (Has its Own Well)
- **SEWER:** Septic System (Size Unknown)
- Beautiful Landscaped Lawn
- **ROOFING:** Asphalt Shingled Roof
- Walls on Home are 12" Concrete M/L w/Red Brick
- **TOTAL ELECTRIC**
- 53 Gallon Hot Water Heater
- 200 Amp Main Breaker
- Two Car Garage w/Electric Lifts (670 Sq. ft. M/L) 24' x 28'
- 3,100 Sq. Ft. M/L Under Roof
- 2,460 Sq. Ft. M/L Living Space

- Central Heat & Air
- **ACREAGE:** 9.5 Acres M/L Deeded Acres. 1/3 is Wooded w/Golf/4 Wheeler Trails (Marketable Timber). 2/3rds is Cleared w/Improvements (See Aerial View) w/Stocked Fishing Pond
- Dual Therm Windows (Some w/Storm Windows)
- Carpeted Up and Down and Like New
- Built in 1983
- Taxes for 2021 - \$846.64

**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**

## **FURNITURE & APPLIANCES:**

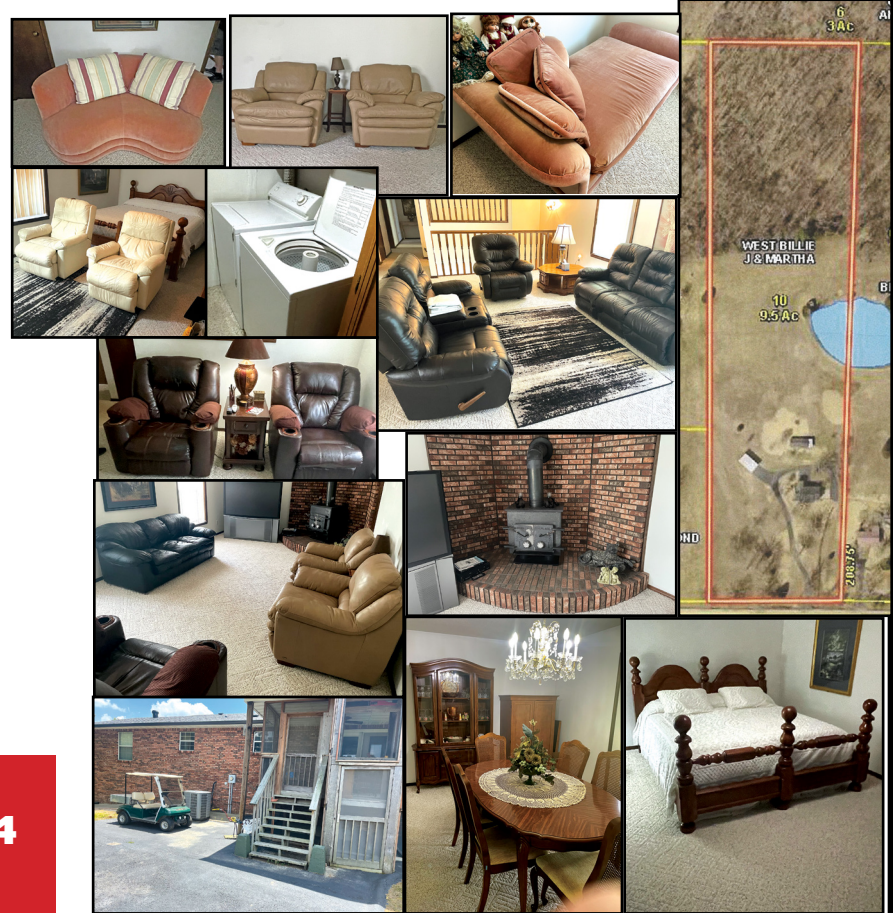
- Coffee & End Tables • Table & Floor Lamps
- Beautiful Four (4) Bedrooms of Furniture
- Dining Room Table w/3 Leafs (6 Wicker Back Chairs)
- Lighted China Cabinet
- Parlor Table w/3 Chairs
- 2 Bar Stools
- Sharp Carosel Microwave Oven
- 40" Vizio Color TV
- Roll Top Desk
- Sony Stack Stereo
- 5 Drawer Chest
- 2 Electric Recliners
- Couch
- Hitachi Large Screen Color Television (Older Model w/Good Picture)
- Maytag Washer
- Maytag Dryer
- Baker's Rack
- Rocking Chair

- Wooden Bench
- Wrought Iron Patio Furniture
- & Much Much More

## **MISCELLANEOUS:**

- Large Wall Pictures
- Lot of Desert Rose Stemware
- Set of Royal China
- Pitchers
- Lot of Glassware
- Serving Trays
- Lot of Kitchen Utensils
- Pots, Pans & Dishes
- Mirrors, Fans & Artificial Flowers
- 12 Amp Vacuum Cleaners
- Old Steamer Chest
- Lot of Christmas Supplies
- Hanging Ceramic Parrot
- & Much More

**OPEN HOUSE**  
**SUNDAY, JULY 24**  
**1 - 4 PM**



**SPEEDY KETCHERSIDE**

*Auction & Realty*



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