



# Small Farm Real Estate & Estate Auction



**Estate of: Mrs. Mildred R. Elkins (deceased)**  
Estate Number: 11BT-PR00347



**LOCATION:** 348 Stonehurst Lane In Broseley, MO, Take "51" South to "CC Highway, Turn East, Go 1/4 Mile to Stonehurst Lane, Turn Left, Go 9/10ths Mile to Entrance of Farm and...  
**WATCH FOR SIGNS!!! WATCH FOR SIGNS!!! WATCH FOR SIGNS!!!**



Due to the Death of Mrs. Elkins and to Settle the Final Estate of Same, The Following to Include:  
**Farm with Ten (10) Acres M/L Deeded and 11.4 Acres Calculated • Three (3) Bedroom, Two Bath Modular Home with 1250 sq. ft. M/L Under Roof and Comes with Front Deck and Back Deck • Car • Boat • Furniture and Appliances and Other Improvements Will Be Sold On**

**SUNDAY AFTERNOON 1:00 P.M. JULY 29, 2012**  
**Rain or Shine Terms: See Below**



**REAL ESTATE ROOM SIZES:**  
**LIVING ROOM:** 11' x 18 1/2'  
**KITCHEN/DINING ROOM COMBINATION:** 12 1/2' x 11' with 9 1/2' Custom Built Floor Cabinets with Double Stainless Steel Sink and 17' of Custom Built Wall Cabinets.  
**LAUNDRY ROOM/ENTRANCE FOYER:** 5' x 5 1/2' with Washer and Dryer Hookup and Back Door.  
**MASTER BEDROOM:** 12' x 15' with 5' x 5' plus (+) 2 1/2' x 8' Offset in Full Bath with Shower and Large Walk-in Closet.  
**BEDROOM #2:** 11' x 11' with Large Double Closet.  
**BEDROOM #3:** 11 1/2' x 11 1/2' with Large Closet.  
**GUEST BATHROOM:** 4 1/2' x 8 1/2' Full Bath with Shower.  
**TWO HALLWAYS:** 2 1/2' x 6' and 2 1/2' x 4'.

**1976 DOUBLE WIDE MODULAR HOME:**

- Vinyl Siding
- Asphalt Shingled Roof
- Carpeting and Vinyl
- Outside Security Light
- Water - Well
- Sewer - Septic
- Private Drive to Property
- Grape Vineyard on Fencing and other improvements
- Central Heat and Air
- 5 Burner Ventless LP Heater
- 11' x 12 1/2' Deck on Front
- 8' x 12' Deck on Back
- Partially Cleared
- Lot of Shade Trees
- Two (2) Ponds
- Sits on Hill and Well Located.

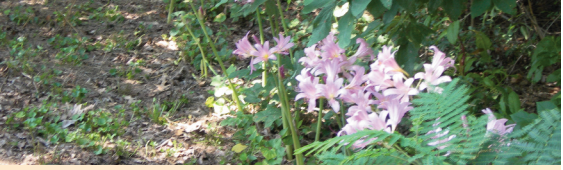
**FURNITURE AND APPLIANCES:**

- Whirlpool Electric Range
- Woods Chest Type Freezer
- Magic Chef Refrigerator 18.5 cu. ft.
- Hot Point Washer
- Hot Point Dryer
- Couch, Chair and Love Seat
- Adjustable Metal Shelf
- Small Book Case
- 5 Drawer Chest
- TV/Radio/Flashlight Combination
- Highback Parlor Chair
- 25" Color TV
- Breakfast Set with 4 Chairs
- Three (3) Piece Bedroom Set
- Desk and Chair
- 2 Small Wicker Bakers Racks
- Wood and Glass Corner Shelf
- Large Blanket Chest
- Shadow Box and....
- **MUCH MORE!!!!**

**CHICKEN HOUSE:** Chicken House with Pen and Egg Nests.

**MISCELLANEOUS:**

- Rubber Tired Wheel Barrow
- Schwinn Men's Bicycle
- Folding Chairs
- Rod and Reel
- Small Electrical Kitchen Appliances
- 2' Kitchen Step Stool
- 8' Wooden Ladder
- Set of Wooden Saw Horses
- Ironing Board
- Fan on Stand
- Electric Heater



**CAR:** 1992 Cadillac Sedan Deville, 4 Door, Blue. Last Licensed in 2011

**BOAT:** 10' Aluminum Farm Jon Boat

**TAXES:**  
\$254.23 Real Estate Tax  
\$17.50 Ditch Tax = \$271.73 Total

**BRIEF LEGAL DESCRIPTION:**  
SW 1/4, NE 1/4, SEC 31, TWN 24N, RNG 8E  
*NOTE: Full Legal Will Be Available Day of Auction*  
**AERIAL PLAT OF FARM:**  
Will be Available Day of Auction

**Mr. David Dunaway, Personal Representative to Estate**  
**John H. Shock, Attorney at Law for Estate**

**TERMS ON REAL ESTATE:** 10% Down Day of Auction • 3% Buyers Fee on Total Bid of Real Estate (Note: 10% & 3% Separate Checks). Taxes Will Be Prorated to Date of Closing. Title Insurance will Be Split 50/50 Between Buyer and Seller. Sellers to Furnish General Warranty Deed. Possession Will Be Thirty (30) Days From Closing!

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9967 D Hwy T  
Wappapello, MO 63966

Poplar Bluff 573-785-8800  
Lake Wappapello 573-222-8228  
Home Phone 573-222-8815  
Fax Number 573-222-8321  
E-Mail: speedyketcherside@hotmail.com  
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