

Real Estate & Estate Moving AUCTION

OWNER:
Mr. Bernie
Elliott

Location: 367 County Road 4702 • Poplar Bluff, MO

Directions: From Poplar Bluff, MO, take "M" Hwy 1/2 Mile to Butler Co. Road 470, Make a Right, Go 1/4 Mile to CR 4702, Make a Left on CR 4702, Go 1/4 Mile and

Watch for Signs!! Watch for Signs!! Watch for Signs!!

Due to the Death of His Wife, Mr. Elliott is Selling His Home & Contents, is Moving Out of State To Be Closer to Family and Will Be Selling His Four (4) Bedroom • Three (3) Bath Brick Home with Three (3) Acres M/L on

SATURDAY MORNING
Rain or Shine

10:00 A.M.

November 30, 2019

Terms on Real Estate: See Below



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 Deed. Possession Will Be at Closing



About the Home

- Four (4) Bedroom (3 Up and One Down)
- One Full Bath off of Master Bedroom
- Two (2) 3/4 Baths (One Up and One Down)
- Brick & Block
- 1,856 Sq. Ft. Upstairs • 422 Sq. Ft. Downstairs (Chandelier Upstairs on Stairway to Downstairs) 2,278 Total Sq. Ft.
- Large Family Room w/ Recessed Lights & Vaulted Ceiling
- Living Room w/Wood Burning Fireplace w/Heat-a-Lator
- One Car Carport
- Two (2) Double Concrete Driveways From County Road 4702
- Large Treated Deck Across the Front
- Smaller Treated Deck in Back w/Walkout Door From Breakfast Area
- Storage Shed
- Chain Link Fence in Rear for Dog Pen
- Three (3) Acres M/L - 161' Frontage x 808 Deep w/Pond
- Two 200 Amp Mains (One Up and One Down)
- Laundry Room
- Kitchen w/Custom Cabinets & Built-in Flat Surface Frigidaire Range • Built-in Whirlpool Dishwasher • Double Deep Sink • Range Hood
- Breakfast Area
- 40 Gallon Electric Water Heater
- Dual Central Heat & Air (1 Up & 1 Down)
- Basement Can Be Rented for Extra Income (Or Family Member)
- County Water
- Ecology System for Sewer w/3 Tanks
- Well Insulated & Blown Insulation in Ceiling
- Built By Leonard Wagner in 1974
- Taxes: \$725.13
- Pond 3/4 Way Back on Property

FURNITURE & APPLIANCES:

- Whirlpool Estate Large Capacity Washer
- Amana Dryer
- Whirlpool Side by Side Refrigerator w/Ice & Chilled Water in Door • 25 Cu Ft
- Hamilton Beach Microwave Oven
- Microwave Stand
- Breakfast Set w/4 Chairs
- Large Dining Room Table w/8 Chairs (2 Captain)
- Two Lighted China Cabinets
- One Oak Custom Built China Cabinet
- Wrought Iron & Wood Hall Tables & Stands
- Whirlpool Upright Freezer
- Parlor Chair
- Three (3) Piece Living Room Set w/Couch w/DbI Recliner •

- Hide-A-Bed & Corner Table (Nice)
- Love Seat
- Large Screen Samsung Flat Screen TV
- Dirt Devil Vacuum Cleaner
- 4 Drawer File Cabinet
- Computer Table
- Swivel Officer Chair
- HP Copy Machine
- Epson Copy Machine
- Lot of Storage Cabinets
- 5 Piece 4 Poster Bedroom Set w/Dresser W/Triple Mirror • Chest • TV Cabinet w/Storage • Night Stand (Beautiful - Cost Over \$4,000)
- Lamps of All Kinds
- 5 Wooden Fern Stands
- Fans
- Rocking Recliner
- Large Entertainment Center
- Roll-A-Round Drink Server

OPEN HOUSE: Sunday, Nov. 24th, 1-3

- Portable Bar (Nice)
- Stereo System w/Large Speakers • AM/FM/Cassette • Turntable • Tape Player VCR/DVD Player & Receiver
- One White Coffee Table w/Glass Top w/Two Round White Matching End Tables w/Glass Tops
- Swivel Rocker
- VCR/DVD Cabinet
- One Lot of Movies
- Home Interior
- 5 Drawer Chest
- Upright Large Wooden DbI Door Storage Cabinet
- 16 Gallon 6.5 HP Shop Vacuum
- **& Much More**



Auctioneer's Note: This Home is Very Nice & Well Built. It has Been Maintained and Has Lots of Extras! Don't Miss The Open House or Auction!



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