

LAKE WAPPAPELLO Real Estate & Moving Auction

OWNERS: Mr. & Mrs. Eric & Rebecca (Becky) Hoffman

LOCATION: From Lake Wappapello Dam, Take "D" Highway North Approximately 5-1/2 Miles (One Mile North of Piso Point Road) and Turn Left on Wayne County Road 512A (Also Known as Wild Oaks Drive), Bare to Right and go approx. 1/2 mile to End of Road and **WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

The Hoffmans are downsizing (Children are Grown and Have Moved Out) and Will Be Offering Their Beautiful Red Brick Home w/Detached Two (2) Car Garage & Shop on Six (6) Acres M/L on Dead End Road For Privacy in Well Located Area On

SATURDAY MORNING
Rain or Shine

10:00 A.M.

November 6, 2021

Terms on Real Estate: See Below



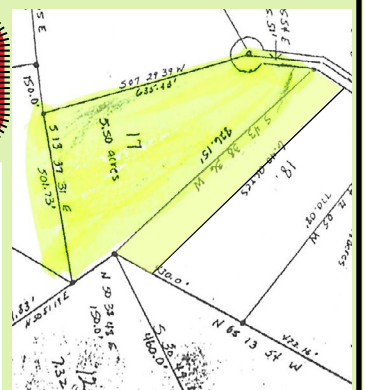
TERMS ON REAL ESTATE: 10% Down Day of Auction • **NO Buyers Fee** • Taxes Will Be Prorated to Date of Closing. Title Insurance will Be Split 50/50 Between Buyer and Seller. Seller to Furnish General Warranty Deed. **Possession Will Be at Closing**

REAL ESTATE CONSISTS OF

- Three (3) Bedrooms
- Large Kitchen w/Built-in Appliances
- Cherry Custom Built Cabinets
- Breakfast Nook
- Living Room/Dining Area Combination w/ Wood Box
- Brick Fireplace w>Loading from Outside w/Country Flame Woodburning Insert
- Sunken Den/Pool Room/TV Room
- Three Baths - One Full Bath w/Tub & Shower • One 3/4 Bath w/Shower • One 3/4 Bath w/Steam Sauna/Shower
- Entrance Foyer w/Stain Glass Wooden Door w/Side Pockets
- Laundry Room w/Hookups
- Two (2) 50 Gallon Hot Water Heaters
- Butler/Wayne County Water System
- Ozark Border Electric
- 500 Gallon Septic System
- Central Heat & Air - Approx. 2 years old
- Attached One Car Carport w/Concrete Floor
- Hallway for Bedrooms • Bath & Living Room
- Approx. 2,450 Sq. Ft. of Living Space
- 336 Sq. Ft. (24' x 14') Attached Carport
- Total on Home - 2,770 Sq. Ft. M/L Under Roof
- Shop/2 Car Garage 24' x 40' (960 Sq. Ft. M/L)
- Two (2) Electric Roll Up Doors (One Garage & One Shop)
- Concrete Floors
- Asphalt Shingled Roof (2004)
- Concrete Patio Area • Sidewalks all the way around home
- Dual Therm Windows
- Taxes: 2020 \$889.44

LEGAL DESCRIPTION: Lot 17 & Part of Lot 18, Block 3 of Holiday Hills Subdivision Development located in Section 10, Block 27 North, Range 7 East in Wayne County, Missouri

AUCTIONEER'S NOTE: This Home is a MUST SEE in a Park Like Setting on Six (6) Acres M/L and Close to Lake! Fire Hydrant in Front of Home. Once Owned by Judge George Pruneau & Lots of Privacy.



BOAT, MOTOR & TRAILER

2010 195 (19-1/2') Stinger (Lowe) Boat w/115 HP Mercury Pro X5 Optimax Outboard Motor w/ Stainless Steel Prop • Motor Guide Foot Control Trolling Motor • Fish & Depth Finder • Live Well • Steering Wheel & Lowe Trailer (Lake Ready)

RIDING LAWN MOWER:

• Ex-Mark 50" Cut • 22 HP 7000 Series Kohler Engine • 725CC Zero Turn Riding Mower • Good Shape

GARDEN TILLER/TOOLS:

• Pro Series Earthquake Rear Tine Garden Tiller w/Electric Start w/ Viper 196 Quick Start

• Large Craftsman 22 Drawer Roll-A-Round Tool Chest

• Snap-On Heavy Duty Road Chest

• Poulan Chain Saw

• Chains

• 2 Wheel Dump Yard Cart

• Roll-A-Round Tool Cart

• Lot of Craftsman & Snap-On Tools

• Snap-On 1" Ratchet w/1" Drive

• Snap-On Sockets

• Craftsman 12" Table Saw

• Delta 10" Table Saw

• Maxel National Air Compressor on Wheels (Needs Work)

• Lot of Hand & Garden Tools

• & Much More

MISCELLANEOUS:

• Large Flat Screen TV

• Large Wire Pet Taxi

• Black Maytag Side by Side Refrigerator w/Ice & Water in Door • Freezer on Bottom

• Antique Hand Operated Drill Press

• Antique Hay Fork

• Lot of Used Lumber

• Montgomery Ward Upright Freezer

• Wooden Chairs

• Dinette Set w/6 Chairs (2 Captain) (2 Leafs) w/Lighted China Cabinet & Buffet

• One Extra China Cabinet

• Gazelle Rowing Exercise Machine

• 4 Piece Queen Size Bedroom Set w/Mirrored Head Board, Chest, Dresser & Night Stand

• Lot of Christmas Decorations

• 4 Shelf Adjustable Rack

• Dual Wheel Grinder

• Assortment of Nails

• Small Breakfast Table w/2 Chairs

• Two (2) Cant Hooks

• Lot Skidding Tongs

• Post Mallets

• TV Stand

• Lot of Antique Tools

• Drafting Table

• Weight Bench

• Wooden Chairs

• 2 Galvanized Water Coolers

• 2 Vises

• Child's Rocking Chair

• Drop Light

• & Much More!!!



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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

9967 D Hwy T
Wappapello, MO 63966