

# Court Ordered PUBLIC AUCTION

**OWNERS: Joe Ballance & Sarah Ballance**

**Location: From Poplar Bluff, MO at "M" Highway & 67 South, Go 6-1/2 Miles to Property on Left or 1/2 Mile South of Hwy 160 & 67 South Junction, Past Doniphan Turn Off and**

**WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

By Order of Butler County Civil Division Case #15BT-CV00560 Comes a Court Order to Settle the Final Divorce of Joseph & Sarah Ballance and to Sell at Public Auction The Following **Real Estate, Furniture & Appliances, Tractor & Equipment, Trailer, Cook Storage Building, Zero Turn Mower, Generators, Tools and Much More On**

**SATURDAY MORNING 10:00 AM**  
Rain or Shine

**APRIL 15, 2017**  
Terms: SEE BELOW

**REAL ESTATE:** Consists of 6.57 Acres M/L with a Small Fixer Upper Framed Home (Has Been Stripped) w/896 Sq. Ft. Built in 1985 and Sets off of Hwy 67 South Approx. 600' to Start of Property. Recorded Easement Provided. Real Estate is Partially Fenced and Partially Cleared w/Some Wooded Area and Excellent Home Location. County Water & Sewer Located in Front of Property. Home has Vinyl Siding and Asphalt Shingled Roof and is in Bad Shape! Taxes in Butler County are \$186.04 and Paid for 2016.

**LEGAL DESCRIPTION:** Pt S1/2 NW1/4 SW 1/4: Beg NW Cor: SW 659.86 SE 50T O E Row Hwy 67 SE 615.67 to POB: SE 439.5: NW 653.32: NE 439.51



**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 Deeds. Possession Will Be at Closing

**TRACTOR & EQUIPMENT:**

- Ford 3000 Diesel Tractor • Knee Deep in Rubber - Looks and Runs Good
- 5' Field General Bush Hog

**TRAILER:**

- Two (2) Wheel Trailer w/Drop Tail Gate (No Title)

**STORAGE BUILDING:**

- 11' x 30' Cook Storage Shed w/Shingled Roof and on Runners

**EXERCISE EQUIPMENT:**

- Weiders Exercise Table
- Golds Gym XR Full Workout Station
- Body Champ Exerciser

**GUN SAFES:**

- Champion Collector Series 54 Gun Safe
- Liberty Freedom 18 Gun Safe

**TOOLS • GENERATORS**

**• CHAINSAW:**

- Stihl M5290 Chainsaw
- 8000 Watt Ultra Choice Guardian Power Unit
- Honda 3000 Power Unit
- Honda 2000 Power Unit
- Dewalt Sawzall
- Large Lot of Hand & Power Tools
- Tool Boxes
- Three (3) 8' Shop Tables

**FURNITURE & APPLIANCES:**

- 52" Sanyo Flat Screen TV
- Two (2) 31" Emerson Flat Screen TVs
- Speed Queen Heavy Duty Washer
- Speed Queen Heavy Duty Dryer (Matching Set)
- Sears Kenmore Elite Side by Side Refrigerator w/ Ice & Water in Door • Black • Freezer on Bottom
- Four (4) Piece Corner Sectional w/One Recliner
- One Couch
- Lighted China Cabinet
- Hewlett Packard Computer
- Computer Table
- King Size Bedroom Set
- 2 Piece Dresser Base and Chest
- 2 Glass Top Lamp Tables
- Dining Room Table & 4 Chairs
- Small Woods Chest Type Freezer
- Large Vase

**MISCELLANEOUS:**

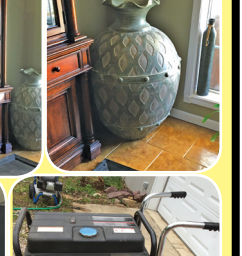
- Fishing Equipment
- Playstation II
- Wii & Wii-U Movie Players
- Three (3) Thomas Kincade Prints
- Lot of Toys
- Christmas Decorations
- & Much More

**PLAY STATION:**

- Large Play Set w/Slide, Swings & Climbing Area

**LOG SPLITTER:**

- Yard Machine, 25 Ton, w/Honda GCV 160 Engine on Trailer (Vertical or Horizontal)



**AUCTIONEER'S NOTE: Auction will be held Approx. 1/4 Mile Past Real Estate - WATCH FOR SIGNS!**



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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  
www.speedyketchersideauctionandrealty.net

9967 D Hwy T  
Wappapello, MO 63966