

REAL ESTATE & MOVING AUCTION

Owner: Johnia Kneir

Location: From Poplar Bluff, MO, Take Hwy 67 North Six (6) Miles to Butler County Road 521 and Turn Right, then quick left (Home faces Hwy 67 and is across from JP's)

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

Johnia is Selling her Home and is Moving to be Closer to Family and will be Selling her *Real Estate, Furniture & Appliances, Yard and Garden and Much More On:*

SATURDAY MORNING
Rain or Shine

10:00 AM

June 27th, 2015
Terms: See Below

REAL ESTATE: Consists of a Three (3) Bedroom, & Three (3) Bath Brick Home w/Over 2,600 Sq. Ft. M/L of Living Space and Two (2) Car Garage with 600 sq. ft. w/Genie Pro Lifts. Home has Custom Built Kitchen w/Stainless Steel Range Top, Stainless Steel Dishwasher, Stainless Steel Oven, Microwave Oven & Black Granite Bar & Sink Area. Comes with a 1,260 Sq. Ft. Detached Shop Building w/Roll Up Door and Walk Through Door. Custom Built Cabinets w/Double Deep Black Sink w/Disposal. Master Bedroom has a Gas Log Fireplace and Bathroom. Guest Bathroom in Hallway and Guest Bathroom Located off of Boxed in Porch. Covered Front Porch and Two (2) Wooden Decks. Large Bedrooms and Mirrored Front Closet Doors. Appliances are Four (4) Years Old. Two (2) Hot Water Heaters (Approx. 3 yrs old). Heating & Cooling (Approx. 2 yrs old) Energy Efficient. Wood & Tile Flooring. **Very Nice Home!**

- **WATER:** Well
- **SEWER:** Septic
- **ELECTRIC:** Ozark Border Electric Cooperative
- **TAXES:** Approx. \$800.00 a Year

AUCTIONEERS NOTE: This is a Nice Home with Approx. 2.5 Acres and Lots of Possibilities. Ideal for a Resale Location w/View from Highway for Easy Visibility & Access

Furniture & Appliances:

- LG Stainless Steel Refrigerator Side x Side w/2 Freezers on Bottom - Ice Crushed & Cubed - Water in Door (4 yrs old)
- LG Wave Force Washing Machine (2 yrs old w/Glass Top)
- LG Sensor Dryer w/See thru Door (Matching Set - 2 yrs old) (Both Washer and Dryer have 10 yr Warranties)
- Wrought Iron & Glass, Marble Top Dining Table w/4 Chairs & Matching Bakers Rack
- 7' Walnut Table
- 8' Walnut Buffet
- Tiffany Lamp
- Table & 4 Dining Room Chairs w/Arms
- Pulaski Show Case w/4 Shelves w/mirrored backs - 7' Tall - Lighted - Wood - Wrought Iron
- (2) 8' X 10' Area Rugs
- 3 Piece Thomasville Coffee Table & (2) End Tables
- Hooker Cherry Entertainment Center
- Solid Wood Harmony House End Table
- Small Maple Chest
- Curio Cabinet w/Oak & Beveled Edge Glass Shelves - Lighted
- King Size Bed
- Thomas Organ "Lawrence Welk Addition"
- Technics CD Player
- 4 JBL Speakers & Harmen/Kardon ADR Receiver
- Lot of Table, Floor & Swag Lamps
- 1/2 Round TV Stand w/ Granite Top/Entertainment Center
- Five (5) Pieces King Size Bedroom Set: Sleigh Bed, Chest, (2) Night Stands, Butler Chest
- Small Red Velvet Couch
- Bernina Sewing Machine w/Chair
- King Size Black Pleather Bed
- Triple Broyhill Dresser
- Blue Leather Chair w/ Ottoman
- Shark Vacuum Cleaner
- 24" x 36" Gold Beveled Edge Mirror
- Lot of Small Electrical Kitchen Appliances
- Cedar Chest
- & Much, Much More

Detached Shop Building:

30' x 42' 1,260 Sq. Ft. M/L w/9' x 12' Roll Up Door & 36" Walk Thru Door • Has Bathroom, Running Water and Electric

LP Tanks: 500 Gallon LP Tank

Pontoon:

20' Smoker Craft Pontoon w/Country Road Single Axle Trailer & 40 HP Magnum Mariner Outboard Engine

Storage Shed:

Nice Building for Storage or could be used for an Office.

Cars for Parts!!!

- 1981 280Z Nissan Car w/ "T" Tops
- 1983 280ZX (Motor & Trans. Good)
- 1977 Chevrolet 350 Engine
- 8 Ton Cherry Picker on Wheels

Riding Lawn Mowers:

Two (2) One Runs & One for Parts



SHOWN BY APPOINTMENT ONLY BY CALLING AUCTION COMPANY AT 573-222-8228 or GO ONLINE AT www.speedyketchersideauctionandrealty.net

Miscellaneous:

- Horizontal 3 Phase Air Compressor
- Set of Car Ramps
- Lot of Scrap Iron
- Wood Burning Shop Stove
- File Cabinets
- Christmas Decorations
- Igloo Cooler/Heater (12 Volt)
- Lots of What Nots
- 12 Piece Set of Depression Glass
- Lot of Crystal & Fenton Glass
- White China w/Platinum Ring for set for 6 w/ Matching Glasses
- Reloading Equipment
- Electric Leaf Blower
- Work Lights on Stand
- Set of Hampton Home Stoneware
- Iron Wheel Barrow
- Singer Treadle Sewing Machine Base
- Electric Bar-B-Que Pit
- Patio Furniture (Table & Chairs)
- Flower Pots
- Atlas Basketball Goal
- Lot of Sterling Jewelry & Others
- & Much More!

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 at Closing.



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