

# FARM REAL ESTATE & ESTATE AUCTION

**OWNER: Estate of Mr. Lonial Franklin**

**Location:** From Highway 67, South of Poplar Bluff, MO To Highway 160 (Doniphan). Continue South Three (3) Miles to Butler County Road 340, Turn Right, Go 1/2 Mile to Butler County Road 371, Turn Left, Go 1/2 Mile to Auction Site (Approx 3 Miles From Neelyville) and



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

Due to the Death of Mr. Lonial Franklin and to Settle the Final Estate of Same, The Heirs, Mr. Kenneth Franklin, Mr. Donald Franklin and Mrs. Debra Wells, Will be Selling the Following, To Include: **Farm • Home (Handicap Accessible) • Furniture & Appliances • Yard & Garden • Truck • LP Tank • Antiques & Collectables** (Over 60 Years Accumulation) On

**SATURDAY MORNING**  
**Rain or Shine**

**10:00 A.M.**

**FEBRUARY 15, 2014**

**Terms on Real Estate: See Below**

## REAL ESTATE:

- Consists of a Two (2) Bedroom, One (1) Full Bath with Shower, Living Room, Kitchen & Dining Room and Boxed-in Back Porch for Laundry Room with a Total of 918 Sq. Ft. M/L and 7' x 19' Covered Front Porch with Sidewalk to County Road & Mail Box.
- Detached Shop Building (1,128 Sq. Ft.):** Concrete Floors • 10' x 7' Garage Door w/Chamberlin 1/2 HP Electric Garage Door Lift and 10' Electric Rollup Door w/Remote • One Extra 10' Door and Two Walk Thru Doors

### Room Sizes of Home:

- LIVING ROOM:** 13' x 16' w/Lighted Ceiling Fan & Wood Laminated Floor
- KITCHEN/DINING ROOM:** 14' x 12-1/2' w/17-1/2' of Custom Built Floor Cabinets w/Double Sink • Built-in Magic Chef Double Oven • Magic Chef Flat Top Gas Cook Top and Magic Chef Built-in Dishwasher • 12' of Custom Built Wall Cabinets
- BEDROOM #1:** 10' x 12-1/2'
- BEDROOM #2:** 10' x 12-1/2'
- BATHROOM:** 8' x 5'
- LAUNDRY ROOM:** 7' x 15' w/ Ventless LP Gas Heater
- COVERED FRONT PORCH:** 21' x 7' w/ Concrete Floor & Sidewalk to County Road & Mail Box • Wrought Iron Flat & Corner Rails
- HALLWAY:** 4' x 9-1/2'

### Home Has

- Vinyl Siding
- Wooden Windows w/Aluminum Storm Windows
- 30 Gallon Gas Hot Water Heater
- Water: Shallow Well w/Concrete Insulated Well House
- Sewer: Two (2) Fifty Gallon Steel Tanks
- Heat: 85,000 BTU Warm Morning Stove
- Cooling: Central Air
- Built in: 1953
- Roof: Asphalt Shingle Approx 3 Years Old on Home & Shop
- Taxes: \$380.08
- Large Shade Trees
- Well Kept Lawn

**AUCTIONEERS NOTE:**  
*Nice Comfortable Home and Well Kept*

## FARM REAL ESTATE:

- Consists of a Thirty-Seven Point Eight (37.8) Calculated Acres with 25.6 Tillable Acres and 12.2 Acres of Wet Land and the Rest is Home Site.
- NOTE:** Wet Land Wooded with Excellent Deer, Turkey and Rabbit Hunting
- Crop Bases are:** Grain Sorghum - 7.1 Acres; Soybeans - 18.5 Acres  
**25.6 ACRES TOTAL BASE**

*This Farm Has Been in the Same Family for Over 60 Years! Never Been Offered Before!!*

**TRUCK:** 1995 Ford F-150 Pickup • Eddie Bauer limited Edition, Long Wheel Base, PS, PB, PL-PW and Electric Mirrors, Automatic, Over on Miles

**LP TANK:** 500 Gallon Tank

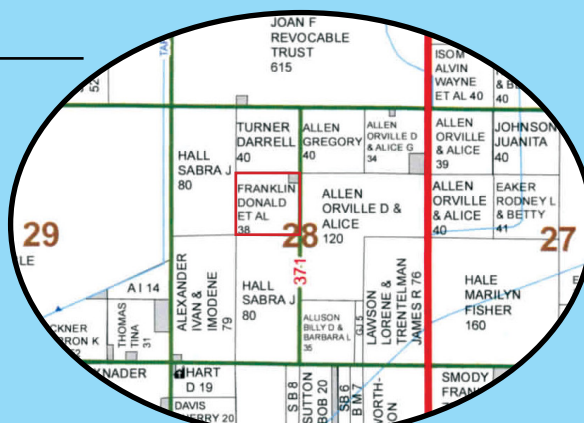


## FURNITURE & APPLIANCES:

- Whirlpool Heavy Duty Large Capacity Washer
- Whirlpool Heavy Duty Large Capacity Dryer
- Frigidaire 16.5 Cu Ft. Refrigerator w/Fingerproof Front & Sides
- Dining Room Table w/6 Chairs
- Blonde China Cabinet
- Samsung Microwave Oven
- 19" Phillips Color TV w/Remote
- Microwave Stand
- Small Electrical Kitchen Appliances
- Pots, Pans & Dishes
- Coffee Table, End & Lamp Tables
- 1 Rocking Recliner
- 2 Recliners
- 1 Electric Handicap Lift Chair
- Lamps - Floor & Table
- Adjustable Shelving
- Console Stereo
- Electric Heaters & Fans
- Lot of Handicap Equipment
- Four (4) Piece Full Size Oak Bedroom Set
- Four (4) Piece Blonde Full Size Bedroom Set
- Leather Chair
- Stereo System w/2 Speakers
- Metal Chiffarobe
- Lot of Blankets
- Hat Collection
- & Much More**

## SHOP BUILDING:

- 6 HP 60 Gallon Cast Iron Vertical Air Compressor
- Sears Craftsman 21 HP • 42" Cut Riding Mower (New - Used 4 Times)
- Set of Four Wheeler or Riding Mower Loading Ramps
- Car Ramps
- Metal Car Quest Hose Dispensing Box for Wiper & Vacuum Hoses & Tubing
- Parts Washer
- Dual Wheel Grinder on Stand
- Collectable Auto Parts
- License Plate Collection (As Far Back as 1940)
- One Ton Chain Hoist
- Large Lot of Hand & Power Tools of All Kinds (Snap-on & Much More)
- Floor Tool Boxes
- Radiator & Air Hose Dispenser
- Nuts, Bolts & Screw Collection
- Roll-up Extension Cord
- Antique & Collectable Metal Wall Hanging Part Boxes
- Cotton Scales
- Wash Tub
- Antique/Collectable Spark Plug Tester
- Yard & Garden Tools
- Portable Air Tank
- Floor Jack Hydraulic Jack
- Exercise Bicycle
- Wheel Barrow
- Chrome 59 Ford Fender Skirts
- Several Quarts of Oil
- Large Tap & Dye Set
- Fan Belts of all Sizes
- 18' Aluminum Extension Ladder
- 2 Wheel Lawn Dump Cart
- Lot of Lawn Mower or Trailer Tires & Wheels
- Assortment of Hose Clamps
- Several Riding & Push Mowers (Some Run and Some for Parts)
- Large Collection of Cigar Boxes
- 5' Wooden Ladder
- Lawn Sprinkler
- Leaf Blowers & Weed Eaters
- Squirrel Cage Fan
- 6' Aluminum Ladder
- Model 9 Homelite Table Saw
- Christmas Decorations
- & MUCH MORE**



**Go Online For More Information**  
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**or Call Auction Company at**  
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**Showing Prior to Auction**

**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 30 Days or Less From Closing.



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