



# ABSOLUTE FARM REAL ESTATE FURNITURE & APPLIANCE ESTATE AUCTION

**Owner: Estate of Mrs. Ida E. Merritt**



**LOCATION:** From Fisk, MO, Take "B" Highway to "FF" Highway, Turn South, Go 3.2 Miles to Butler County Road 628, Turn Left (East), Go One and One-Half (1-1/2) Miles to Butler County Road 637, Turn Right (South), Go One-Half (1/2) Mile to Intersection of 637 & 638 and **WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

**Due to the Death of Mrs. Merritt and to Settle the Final Estate of Same, the Following, To Include Real Estate with a Home and Thirty-Three Acres with Approx. Twenty (20) Acres Tillable Row Crop Land • Twelve (12) acres M/L Wooded Tract and One (1) Acre for the Home Site will Be Sold To the Highest Bidder Regardless of Price on**

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

**10:00 A.M.**

**July 2nd, 2011**  
**Terms: See Below**



**TRACT #1:**

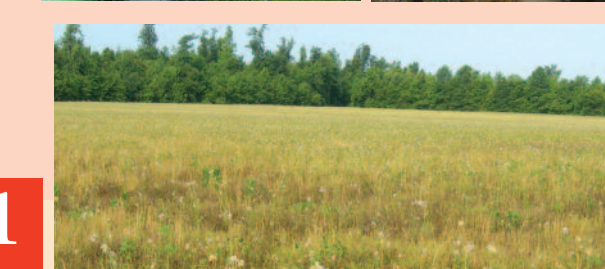
Real Estate Consists of a Well Kept Older Two(2) Bedroom Home w/Vinyl Siding • Metal Roofing (2 Years Old) • Dual Pane Vinyl Windows • County Water • 1,000 Gallon Septic System • Large Open Floor Plan For Living Room/Kitchen & Dining Room Combination • Two (2) Bedrooms and One Full Bath w/Shower and Office/Laundry Room Combination. Home Has a Total of 1,625 Sq. Ft. of Living Space and Comes with a 8' x 50' Covered Front Porch w/Railing and is Handicap Accessible • 14' x 22' Detached Garage w/Walk Thru Door (Plumbed for 1/2 Bath) and One Drive Thru Door - Concrete Floor and Electric • 18' x 26' Two (2) Car Carport • Chainlink Fencing • Central Electric Heat & Air (3 yrs old) • Carpeted & Lighted Ceiling Fans • All Setting on a Lot 170' x 260' (1.014 Acres M/L).

**ROOM SIZES**

**LIVING ROOM/KITCHEN & DINING ROOM COMBINATION:** 23' x 35' with 19' of Custom Floor Cabinets and 13' of Wall Cabinets. Double Stainless Steel Sink & 4 Lighted Ceiling Fans  
**BEDROOM #1:** 14-1/2' x 14-1/2' w/Large Dbl Closet w/Louvered Doors  
**BEDROOM #2:** 14-1/2' x 14-1/2' w/Large Dbl Closet w/Louvered Doors  
**BATHROOM:** 8' x 10' Full Bath w/Oak Cabinet & Large Framed Mirror w/Shower & 50 Gallon Hot Water Heater (Approx 8 Years Old)  
**OFFICE/LAUNDRY ROOM:** 24-1/2' x 8' Back Entrance

**TRACT #2:**

Has a Total of Thirty-Two (32) Acres M/L Approx. Twenty (20) Acres Tillable Row Crop Land Approx. Twelve (12) Acres of Wooded Tract (Logged in 1995)  
**REAL ESTATE WILL BE SOLD AT 12:00 NOON SHARP!!!**  
**As Follows:**  
**Tract #1:** Home and 1.014 Acres Will be Offered First  
**Tract #2:** Thirty-Two Acres will be Offered Second  
**THIRD:** Total Bids on Tracts One (1) and Two (2) Will Be Added and Offered as One Farm  
**\*HIGHEST AND BEST BID DETERMINES OWNERSHIP\***



**BRIEF LEGAL DESCRIPTION:** Section 15, Township 24 North, Range Eight East. Consisting of Thirty-Three (33) Acres M/L

**TAXES:** \$679.12

Appraisal Will Be Available Day of Auction on Home and 1.014 Acres

**TRUSTEE TO ESTATE: Mrs. Glenda Killian**

**WELL HOUSE:**

4' x 8' Well House w/Hand Driven Well (No Pump)

**FURNITURE & APPLIANCES AND PERSONAL ITEMS:**

- |  |   |   |
|--|---|---|
| Sears Kenmore Refrigerator Side x Side (New in January 11) w/Ice Maker & Freezer on Bottom - Energy Efficient - Door Alarms & Digital Read Outs (Approx \$1,700 New) | Old Dresser<br>Primitive Blanket Chest<br>White Book Shelf - Adjustable Shelving<br>Brown Book Shelves (2)<br>2/ Microwave Stands (Wooden) on Castors<br>2 Drawer File Cabinet<br>250 Gallon LP Gas Tank - Full of Gas<br>4 Burner Heater - Ventless Free Standing (New)<br>3 Pc Storage Chests<br>Wooden Rocker<br>Table & 2 Chairs<br>Whirlpool Super Capacity Commercial Quality Washer & Whirlpool Super Capacity Commercial Quality Dryer<br>GE 20.3 Cu Ft. Freezer Chest<br>Round Shelf<br>Patio Table & 4 Chairs (Metal)<br>Sears Kenmore Microwave (New in January) | Black & Decker Toaster Oven<br>RCA VCR & Cyber Home DVD Players<br>George Foreman Rotisserie Oven (New in Box)<br>West Bend Bread Maker<br>Room Divider Picture Frame<br>Shadow Box Mirror<br>Shower Seat<br>Lg Wheel Chair<br>Walker<br>Bed Rail Helper<br>Commode<br>Lot of Yard & Garden Tools<br>Lot of Wooden Trim<br>2 Pressure Cookers<br>Electric Tile Saw<br>Lot of Tile<br>& <b>MUCH MORE</b> |
|--|---|---|

**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.

**Beautiful Landscaped Lawn w/Lots of Flowers, Shrubs and Trees (Walnut & Apple) Under Chain Link Fence - 6' Entrance Walk Thru Gates in Front and 12' Drive Thru Gate in Back • Concrete Sidewalks • Circle Driveway • Garden Spot**



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