

REAL ESTATE & ESTATE AUCTION

OWNER: Estate of Sergeant Robert (Bob) Mouser and Mrs. Loretta Mouser
(Sergeant Mouser was a Well Known Poplar Bluffian, Retired From the Missouri State Highway Patrol w/34 Years of Active Service)
Bob Mouser (Son) and Terra Mouser (Daughter) - Personal Representatives to Estate

Location: 2126 Sunset Drive - Poplar Bluff, MO **Directions:** In Poplar Bluff, Take North Westwood Blvd. to Sunset Drive (Across from China Garden), Turn West, Go Three Blocks and **WATCH FOR SIGNS!!! WATCH FOR SIGNS!!! WATCH FOR SIGNS!!!**

Due to the Death of Mr. & Mrs. Mouser and to Settle the Final Estate of Same, The Following, To Include: Real Estate • Furniture & Appliances • Yard & Garden & Much More Will Be Sold to the Highest Bidder on:

SATURDAY MORNING
Rain or Shine

10:00 A.M.

APRIL 1st, 2017
Terms: SEE BELOW



Real Estate: Consists of a Four (4) Bedroom, One Full Bath, One Three Quarter Bath and One 1/4 Bath Brick Home with Two Car Carport & Concrete Driveway • Built-in Appliances & Generac Home Generator (Self Testing Once a Week) • Central Heat & Air and Lots of Improvements. Square Footage: Home Has 1,395 Square Feet of Living Space Upstairs and 1,395 Sq. Ft. of Living Space Downstairs for a Total of 2,790 Sq. Ft. M/L of Living Space Plus (+) 620 Sq. Ft. Two (2) Car Carport for a Total of 3,410 Sq. Ft. M/L Under Roof.
LOT SIZE: 106' x 200' **YEAR BUILT:** 1971 **TAXES:** \$967.55 year
LEGAL DESCRIPTION: Lot #58, Second Subdivision, Bluff Estates
STORAGE SHED: 10'x12' Metal Storage Shed • **GARDEN SPOT:** Built-up Area in Backyard • **CONCRETE BBQ/Patio Area**

Room Sizes:

- **LIVING ROOM:** 20' x 12-1/2' Carpeted & Wood Burning Brick Fireplace
- **KITCHEN:** 8' x 12' w/Magic Chef Built-in Oven • Maytag Built-in Microwave Oven • Jenn Aire Flat Surface Electric Range Top • Maytag Dishwasher • 18' Custom Built Floor Cabinets w/DbI Stainless Steel Sink w/Food Disposal • Lazy Susan & 18' of Wall Cabinets w/Rolled Formica Counter Top & Hardwood Floors
- **FORMAL DINING ROOM:** 10' x 12'
- **MASTER BEDROOM:** 12' x 12' w/Large Lighted Closet • Lighted Ceiling Fan & 3/4 Bath w/Shower
- **BEDROOM #2:** 12' x 10' w/Lighted Ceiling Fan & Large Lighted Closet
- **BEDROOM #3:** 12-1/2' x 10' w/Lighted Ceiling Fan & Large Lighted Closet
- **BATHROOM:** Full Bath w/Shower 12'x5' w/9-1/2' Custom Built Cabinets w/DbI Sinks • 2 Large Mirrors • Tiled Floors
- **HALLWAY:** 41" x 16' w/Coat Closet, Broom Closet and Carpeted

UNFINISHED AREA/LAUNDRY ROOM & STORAGE:

- 45' x 10' w/Large Hot Water Heater
- Washer & Dryer Hook Up
- Pre-Wash Sink
- Automatic Transfer Switch for Generac Back-Up Home Generator
- 200 Amp Breaker
- Concrete Floor
- Carrier Central Heat & Air
- Custom Built Storage Shelving

SPECIAL FEATURE: Home has a Generac RTS Series Natural Gas Back-up Electric Home Generator • Self Cycles Once a Week (Does Not Affect Electric When Testing) Approx. \$6,000 Invested in Back-up Power

AUCTIONEER'S NOTE: All Room Sizes & Measurements Could Be M/L (More or Less). Please Inspect Home Before Purchase. Home is in Good Shape! Come Prepared to Buy!

WALKOUT BASEMENT

- **GAME ROOM/DEN:** 17-1/2' x 12-1/2' & 13' x 15' w/2 Lighted Ceiling Fans • Walkout Basement to Concrete Patio/BBQ Area • Carpeted
- **BEDROOM #4:** 11' x 13'
- **BATHROOM:** 1/4 Bath

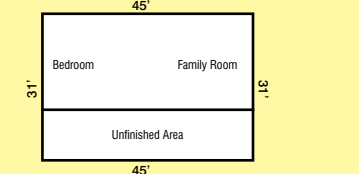
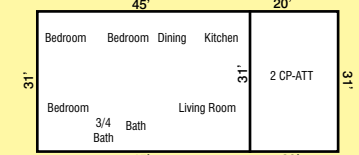
YARD & GARDEN • TOOLS:

- Folding Saw Horses
- Garden Plow
- Sewer Snakes
- 5 HP Chipper/Shredder for Leaves & Brush
- Rubber Tired Wheel Barrow
- 22' Aluminum Extension Ladder
- 6' Ladder
- Sears Craftsman 21" Cut Mower
- Yard & Garden Tools
- Battery Charger
- Car Ramps
- Electric Leaf Blower
- Brinkman LP Gas BBQ Pit w/ Side Burner w/Tank
- Large Shop Vacuum
- Garden Hoses

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

FURNITURE & APPLIANCES:

- Maytag Heavy Duty Washer
- Maytag Heavy Duty Dryer
- Dehumidifier
- Electric Heaters & Fans
- Side-by-Side GE Refrigerator w/ Fingerproof Front & Sides w/ Water & Ice in Door (Hooked up and working)
- Sears Hotpoint Refrigerator w/ Fingerproof Front & Sides
- Samsung 40" Flat Screen TV w/ Remote
- 3 Piece Section of Entertainment Center
- Double Drop Side Table
- 2 Parlor Chairs
- 2 Couches
- Coffee & End Tables
- Cedar Queen Sized Bedroom Set w/Storage Drawers Underneath Bed • Night Stand & Chest
- 3 Piece Full Sized Bed, Chest & Dresser
- Round Table
- Office Desk
- Lamps
- Folding Step Stool & Kitchen Step Stool
- Miscellaneous Chairs
- Pots, Pans, Dishes & Glassware
- Christmas Decorations
- One Lot of Books
- 4 Drawer Chest
- Square Table
- 5 Bar Stools
- 8' Folding Table
- Butler Chair
- 10 Gun Gun Cabinet
- Cedar Blanket Chest
- Dining Room Table and Chairs
- Treadmill
- Pressure Cooker, Crocks
- Metal Patio Table & Chairs
- Baker's Rack
- Cherry Dresser
- Receiver Hitch Wheel Chair Carrier
- Picnic Table
- & Much More



Swimming Pool: Bluff Estates Pool Association Membership - \$225 per year • Guests: \$1.00 per person



For Private Showing or More Information Prior to Auction, Call Auction Company at 573-222-8228 or Go On Line



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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