

Lake Wappapello REAL ESTATE AUCTION

Owner: Mr. Bobby D. Kirby

Address: 120 Ct. Rd. 510 - Rockwood Point

Directions: At the Corner of "T" & "RA" Highway, Next to Food Rite, Turn on "RA" and Go to County Road 510 (Also Known as Lake View Drive), Turn Right & **WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

Due to Health Reasons, Mr. Bobby Cannot Make The Trip to Missouri Anymore and Has Decided to Sell His Cabin & Contents at the Lake on

SATURDAY MORNING
Rain or Shine

11:00 A.M.

July 11, 2020

Terms on Real Estate: See Below



REAL ESTATE CONSISTS OF

- Two Bedrooms
- One Bath w/Hand Held Shower
- Living Room w/Brick Wood Burning Fireplace
- Kitchen/Dining Room Combination w/Custom Built Cabinets & Double Stainless Steel Sink
- Window Air Conditioning
- LP Gas Stove for Heat
- Paved Road Frontage
- Lot Size: 52' x 100'
- Survey: Will Be Provided
- Water: Shared Water w/ Neighbor (Note: County Water Joins Property in Front)
- Septic: Shared Septic w/ Neighbor
- Garage/Boat House
- Concrete Block Building
- Metal Roof
- Total Sq. Footage: 1,000 Sq. ft. M/L
- Lighted Ceiling Fans
- Taxes: \$190.83 paid
- Home Built: 1950
- LEGAL DESCRIPTION: All of Lot #7 of Pow Wow Resorts Subdivision

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 Deed. Possession Will Be at Closing

FURNITURE - APPLIANCES - ANTIQUES - BOAT - TOOLS - LP TANK

- Antique Claw Foot Table w/ Glass Globes
- Couch & Love Seat
- Breakfast Table & 4 Chairs
- Full Size Bed
- 3 Piece Full Size Bedroom Set
- Americana Refrigerator w/ Fingerproof Front & Sides
- Craftsman 10" Radial Saw on Wheels
- 2 Recliners
- Frigidaire Electric Range
- Antique Rocking Chair

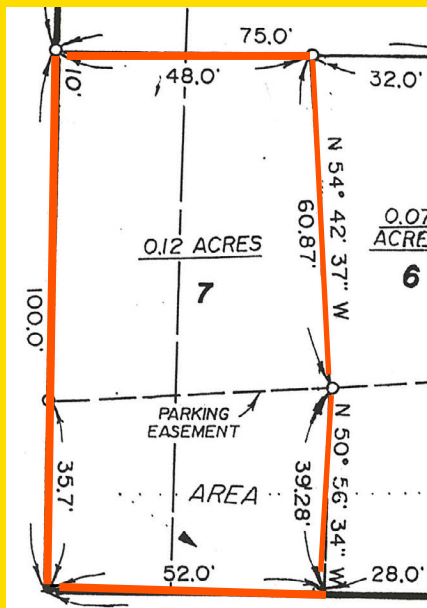
- 2 Wagon Wheels
- Work Tables
- Garden Hoses
- Craftsman Wet Dry Vac
- 2 Fans
- Wooden Book Case
- Butler Chair
- Blanket Rack
- Microwave Stand
- Coffee Table & 2 End Tables
- 2 Fire Extinguishers
- 4' Aluminum Ladder & Much More

BOAT:

- 14' Jon Boat w/Title (Lowe Liner)

LP TANK:

- 300 Gallon



AUCTIONEERS NOTE:
Furniture & Appliances,
Antiques, Tools & Etc. Will
Sell at 11:00 Followed By
Real Estate at 12:00 Noon



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