

# Ranch Style

# Executive Home & Real Estate & Large Moving Auction

**OWNER: MR. & MRS. TROY & JESSIE DAVIDSON**

**Location:** 3014 Township Line, Poplar Bluff, MO **Directions:** From Business 67 North in Poplar Bluff, Take "PP" Hwy (Next to Burger King) 2-1/2 Miles to Township Line, Turn Right, Go 1/2 Mile and

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

Mr. & Mrs. Davidson Have Bought a Home Out-of-state and are Moving and Will be Selling the Following to Include: **A Four (4) Bedroom, Three (3) Bath, Brick Home w/Inground Pool and 4.13 Acres M/L • Furniture & Appliances • Pontoon • Tractor • Equipment • Yard & Garden • Four Wheeler and Much More on**

**SATURDAY MORNING 10:00 A.M. OCTOBER 25, 2014**  
**Rain or Shine** **Terms on Real Estate: See Below**

**REAL ESTATE:** Beautiful Well Kept Four (4) Bedroom • Three (3) Bath Brick Home w/Sunken Den • Large Family Room • In-Ground Swimming Pool • Large Deck w/Two Gazebos • Barn • Shed • Trailer or Camper Carport and Well Kept Lawn • Four Point one three (4.13) acres M/L of Prime Real Estate w/Paved Road Frontage and Close to 8 Points Area • Pasture and Own Part of Lake.

## About the Home!!

### ROOM SIZES:

• **SUNKEN DEN:** 34-1/2' x 13-1/2' w/Wooden Plantation Blinds on Windows • 13-1/2' Rock Wall w/Built-in Fireplace (Country Flame w/Blowers) and Two (2) Built-in Wood Boxes • Stone Stoop and Oak Mantle

• **KITCHEN/FORMAL DINING ROOM:** 32' x 13-1/2' w/13' Of Floor Cabinets w/13' Top and Built-in Jenn-Aire Range • 17' of Wall Cabinets Above Range • 13' of Floor Cabinets w/Double Deep Sink w/Food Disposal • Light Over Sink & Deep Window • Three (3) Lazy Susans • White Cabinets w/White Korion Cabinet Tops • GE Built-in Side-by-Side Black Refrigerator w/Custom Dispenser • Built-in Classic 400 In-Sink-Erator Dishwasher • Built-in Jenn Air Range • Kitchen Aide Trash Compactor • Recessed Lighting w/Dimming Switches • French Doors From Dining Area to Back Deck. **Auctioneer's Note:** Sunken Den, Formal Dining Area, Breakfast Area and Kitchen Area - All One Large Open Area

- **BREAKFAST AREA:** 13' x 11' w/Lighted Ceiling Fan & French Doors to Deck and Swimming Pool Area & Wooden Floors
- **FAMILY ROOM:** 23-1/2' x 27-1/2' w/Wall Heat & Air • Was Two (2) Car Garage and Can be Reinstalled
- **MASTER BEDROOM/MASTER BATH:** 15-1/2' x 17' w/French Door to Back Deck • Large 13' x 10' Open Bath Area w/10' x 7' Walk-in Closet w/Built-in Shoe Racks & Shelving • Jacuzzi Garden Tub • Full Shower w/Stall • 13' of Custom Built Cabinets w/13' of Cabinet Tops w/Two (2) Sinks • Built-in Makeup Area w/Stool • Two (2) Large Mirrors in Corner w/Light Bars • Lighted Ceiling Fan • Overhead Mirrors • 3-1/2' x 4' Commode Area w/Privacy Door • 1-1/2 Bath w/Lots of Extras
- **BEDROOM #2:** 14' x 14' w/Double Lighted Closet w/Mirrored Front Closet Doors • Built-in Intercom & Radio Throughout Home
- **BEDROOM #3:** 13' x 14' w/Mirrored Front Closet Doors • Lighted Closet • Lighted Ceiling Fan
- **BEDROOM #4:** 12' x 17' w/9' Bay Window • Laminate Flooring • 5' x 11' Lighted Walk-In Closet • Lighted Ceiling Fan w/Dimmer Switch • Located On South End Of Home
- **BATHROOM #2:** Guest Bathroom 8-1/2' x 8-1/2' Full Bath w/Shower • 6' Custom Built Cabinets & Large Mirror w/Light Bar
- **BATHROOM #3:** 5' x 13' Full Bath w/Shower • 6' Cabinet w/Single Sink w/Large Mirror w/Light Bar
- **LAUNDRY ROOM:** 9' x 13-1/2' w/Closet & Shelving • Washer & Dryer Hook Up • Central Heat & Air Unit and Hot Water Heater
- **ENTRANCE FOYER:** 5' x 4-1/2' w/Wooden Floor & 5' x 14' Carpeted Area Above Sunken Den
- **HALLWAYS:** 3-1/2' x 9' w/Lighted Linen Closet
- **HALL ENTRANCE AREA:** 6-1/2' x 9-1/2' To Three Bedrooms And One Bath

## Home Has!!

- Dual Pane Windows & Doors
- Fifty (50) Gallon Hot Water Heater
- Total Electric
- Washer & Dryer Hookup
- Two (2) 200 Amp Mains • One for Home & One For Family Room
- County Water
- Drilled Deep Well (Used to Fill Swimming Pool)
- 18' x 36' Inground Swimming Pool w/Cover (22,000 Gallon) w/Concrete Deck Around Pool • Shallow to 5' Deep
- 12' x 15' Pool House
- Large Treated Deck

- Two (2) Gazebos w/Shake Shingles
- Stone Wall w/Built-in fireplace
- Central Heat & Air w/Air Purification System
- Off White Plush Carpeting
- Hardwood & Wood Plank Flooring
- Sewer is County • Pike Creek Sewer District
- Large Beautiful Well
- Landscaped Lawn
- 6' Tall Wrought Iron Security Fence West Side (Township Line & North Side)
- Wooden Security Fencing on South Side
- Wooden Fence on Rest of Property
- Guttering & Downspouts
- 3 Frost Proof Hydrants
- Recessed Lighting
- Well Insulated
- 29' x 166' Concrete Driveway (3 Car Wide)
- Brick Lighted Entrance Columns
- Privacy Wood Fencing
- Roof is Asphalt Shingle (Approx 6 or 7 Years Old)
- Built in 1987
- 4.13 Acres M/L
- Pike Creek Sewer District
- Over 3,300 Sq. Ft. M/L
- Partial Owner of Lake
- Plenty of Pasture for Horses or Cows
- Fenced & Cross Fenced
- TAXES: Approx. \$1,700 per Year



**Auctioneer's Note: Ideal Location to Build Apartments w/Entrance From Side Road w/All Utilities Available**

**MORE ON OTHER SIDE**

**Real Estate Show By Appointment Only!!!** By Calling Auction Company at **573-222-8228** **\*\*NO EXCEPTIONS\*\***  
 Go Online For More Information  
[www.speedyketchersideauctionandrealty.net](http://www.speedyketchersideauctionandrealty.net)

**LEGALS & AERIALS WILL BE AVAILABLE DAY OF AUCTION AND ON LOCATION**  
*Sellers Have Bought A Home And Are Moving South And Will Be Selling Their Home Subject To Owner's Confirmation!*  
**NOTE: SELLERS ARE VERY MOTIVATED AND NO REASONABLE OFFER WILL BE REFUSED!**  
 Call for Private Showing on This Beautiful Home!

**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 at Closing.



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# Large Moving Auction

## SATURDAY MORNING 10:00 A.M. OCTOBER 25, 2014

### Furniture & Appliances:

- Whirlpool Superload Size Washer & Whirlpool Superload Dryer (Approx. 1 Year Old & Matching Set)
- Admiral Designer Series Upright Freezer
- MW Chest Type Freezer w/ Fingerproof Front & Side
- Two (2) Microwave Ovens
- Lot of Small Electrical Kitchen Appliances
- 8' Wood Dining Room Table w/6 Wicker Back Chairs (2 Captain) • Two Leafs • 2 Table Pedestals • Table Pad & Good Shape
- 6' Lighted China Cabinet w/ Mirrored Back (Like New)
- Green Sofa w/Green Overstuffed Chair w/Ottoman
- Large Flower Print Love Seat w/ Matching Over Stuffed Chair w/ Ottoman
- Coffee & End Tables
- Oval Lamp Table
- King Size Bed
- Dresser
- 2 Marble Top Lamp Tables
- Entertainment Center
- 2 Twin Beds
- Full Size Bed w/Electric (Lifts Head & Feet)
- Floor & Table Lamps
- Beautiful Hall Tree w/ Mirrored Back
- Round or Oval Breakfast Set w/4 Chairs
- JVC Compact Disc Automatic Changer (Holds 100 CDs) w/Receiver
- Health Rider Total Body Aerobic Exerciser
- Weslo Cadence 200 CS Space Saver Treadmill
- Stiffel Floor Lamp
- 2 Maharaja 100% Wool Area Rugs (Receipts \$750)
- Rocking Recliner
- Rocking Recliner w/Glider
- Sanyo HD Color TV w/ Dolby Digital
- Magnavox Color TV w/VCR Player
- 36" Toshiba Color TV w/ Glass Front TV Stand
- 5' Snack Bar w/Cabinets
- & Roll Top (Made my WW Wood)
- 2 White Chairs w/Wood Rail Seating
- Several Area Rugs
- 2 Large Infinity Studio Monitor 150 Speakers w/ Controls
- 6' Tall Oak & Glass Humidor for Cigars (Humidity Controlled)
- Wooden Book Cases
- Beautiful Oak Desk
- 3 Office Swivel Chairs
- White Dbl Door Storage Cabinets
- Lot of Hand & Power Tools
- 6' x 8' Wooden Grain Top Folding Tables
- Wood TV Trays
- 3 Drawer Wood Cabinet
- Fireplace Tools
- Lot of Pictures & Paintings
- Entertainment Center
- Large Lot of Hardback Books (Time, Life & All Kinds)
- & MUCH, MUCH MORE

### Tractor & Equipment:

- 656 Hydrostatic International Hydro w/Great Bend 332 Front End Loader • Gas • Live Power • Knee Deep in Rubber & Runs Like a New One
- 7' Box Blade
- 10' Lift 60" King Cutter Finish Mower
- Rhino 6' Bush Hog
- Harrow
- Single & Double Bottom Plow
- 6' Adjustable Blade
- Post Hole Auger w/3 Point Hitch
- 6' Disk
- Top Link

### Yard & Garden:

- White 42' Cut 20 HP V Twin Riding Lawn Mower
- John Deere LT 155 • 15 HP 38" Riding Lawn Mower
- Two (2) Walk Behind String Trimmer
- Stihl 026 Chain Saw
- John Deere Chain Saw
- Poulan Chain Saw
- Electric Chain Saw
- John Deere Yard Aerator
- Small Garden Disk
- Weed Eater & Echo Gas Powered Weed Trimmer
- Craftsman Rear Tine
- Garden Tiller
- 2 Wheel Pull Type Seeder/ Fertilizer
- Brinley Yard Leaf Sweep
- Large Lot of Yard & Garden Tools (All Kinds)
- Spray Tank on 2 Wheel Trailer

### Tools & Miscellaneous:

- Johnson Project Laser Kit
- 2 Different Sizes Porta-Cable Air Nailers w/Cases
- Lot of Air Nails
- Large Lot of Hand & Power Tools of All Kinds
- MinnKota Trolling Motor
- 1-1/2 HP Shop Vac
- Kerosene Heater
- 3 Two Wheel Dollies
- Sewer Snakes (Crank & Electric on Wheels)
- Tile Cutter
- Plastic Truck Tool Box
- Marine / RV Deep Cycle Battery
- Carpet Laying Tools (Kickers • Seamers & Etc.)
- Concrete Working Tools (Large Floats w/Extensions & Etc.)
- Electric Paint Sprayer
- Bostitch Air Compressor
- Lawn Sprinklers & Rain Towers for Garden
- Humidifier
- Chest Type Freezer
- Lot of Adjustable Shelving
- Live Animal Traps
- Large Pet Carriers
- File Cabinets
- Coolers
- Lot of Wood Trim & Molding
- Locking Metal Gun Cabinet
- Approx 70 Steel "T" Fence Posts
- 6' Aluminum Ladder
- 3 - 4' Aluminum Ladders
- 1 - 4' Wooden Ladder
- 24' Aluminum Extension Ladder
- 2 Wheel Commercial Wheel Barrows
- Trailer Hitch w/Stabilizer
- Battery Pack Jump Start
- Heavy Duty Tow Strap
- Work Benches
- Schumacher 2/40 Amp Battery Charger

**PONTOON:** 2004 18' Suntracker Pontoon W/50 Hp Mercury Outboard Motor • Single Axle Tracker Trailstar Trailer • Pontoon Has Cover And Has Been Stored In Shed Or Carport • Used Very Little • Buddy Grease Fittings On Trailer Wheels

**FOUR WHEELER:** 1996 Timberline Yamaha 4 Wheeler w/Electric Start

**BARN:** 23' x 46' w/Three (3) Horse Stalls w/Concrete Floors & Concrete Prep Area & Tack Room • Plenty of Pasture & Horses or Livestock Approved • Concrete Block Building

**PREFAB STORAGE:** 18' x 40' x 14' Tall Where the Davidson's Kept Their Motor Home (Will Be Sold Separate From Real Estate)

**STORAGE SHED:** Morgan 12' x 40' Storage Shed on Runners! (Removable and Will Be Sold After Real Estate) Front Door 9-1/2' Rollup • 8' Side Door w/Ramps



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