

Real Estate & Moving AUCTION

OWNERS: Mr. & Mrs. Bob and Darlene Fields

Location: Rombauer, Missouri • **Directions:** From Poplar Bluff, MO, Take "B" Highway (Old 60 East) Past Airport to "Z" Highway, Turn Left, Go to End of Paved Road, Turn Left, Then Go to First County Road to Right, Turn, Go to County Road 575, Turn Left, then Go One (1) Block, Turn Right on High Street, Go to Second Driveway on Right Going Up Hill and **WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

Mr. Fields, Due to his Job, has been Transferred Out-of-State and Will be Selling the Following, to Include: Real Estate, Furniture, Appliances, Antiques & Collectables, Golf Cart, Garden Tools of All Kinds, Trailers, Lawn & Garden, Generator, Guns & Gun Safe and Much More on

SUNDAY AFTERNOON
Rain or Shine

1:00 P.M.

MAY 1st, 2016

Terms on Real Estate: See Below

Real Estate: 1998 Champion Double Wide - Three (3) Bedroom, Two (2) Bath Double Wide Modular Home. Has Living Room, Large Den/Family Room, Kitchen & Dining Room & Den. All Open 18' x 13' w/Vinyl Floor in Kitchen & Dining Area. Kitchen has 11' of Floor Cabinets, Double Stainless Steel Sink, w/ Built-in Magic Chef Dishwasher, 7-1/2' of Wall Cabinets & 6' Snack Bar w/2 Bar Stools. 3' x 6-1/2' Wall Cabinets in Corner, Built-in Frigidaire Flat Surface Stainless Steel See Thru Oven (Less than One Year Old). Ventline Range Hood w/Lighting & Fan, Frigidaire Stainless Steel Refrigerator w/Black Sides, Ice Maker and also Less than One Year Old.

Home Has:

- Real Estate Approx. 2.11 Acres M/L
- Double Wide Home is 1998 Champion 28' X 50' w/ Cathedral Ceilings
- Imitation Rock Underpinning
- Masonite Board Vertical Siding w/ Imitation Shutters
- Poured Concrete 18' Wide X 1' Deep Foundation w/ 4 Concrete Poured Cross Members
- New Roof April 2015 w/ 25 yr. Warranty (Berry's Roofing)
- Heat Pump Unit 3 1/2 Ton Installed October 2015 w/ 5' x 4' Poured Concrete Pad.
- County Water (Has Drilled Well for Garden & Backup)
- Total Electric (Highest Bill \$135.00) Generally Averages Approx. \$70.00 a month • w/ New 200 Amp Box & Wiring
- 500 Gallon Concrete Septic System
- 5' x 10' Treated and Painted Back Deck
- Aluminum Windows w/ Storm Windows
- 20-1/2' x 10' Treated Deck on Front of Home
- Taxes Approx. \$150.00 yr.
- Home Has Sliding French Back Door from Family Room & Back Door from Laundry Room

- Extra 40 Amp Electric Hookup in Back for Camper if Wanted
- 18' x 20-1/2' Boxed in Shed. Insulated & Concrete Floor & Electric (Was a 2 Car Carport) w/ Built-in Storage Racks
- Gravel Driveway & Parking Area Setting High on Hill w/ Nice Lawn Deck
- Apple, Pear & Walnut Trees
- Outside Solar Lights
- 2 Outdoor Frost Proof Hydrants
- Twin Rivers School District
- Garden Spot w/ Water Available
- Gated Driveway
- Approx. 1300 Sq. Ft. M/L
- Nice Bar-B-Que Area w/ Stone Walls



Room Sizes:

- Living Room:** 16' x 13' Carpeted
- Master Bedroom:** 11 1/2' x 12' 10" W/ 1 1/2" x 6 1/2" Walk In Closet That Goes into the Master Bathroom
- Bedroom #2:** 11' x 9' with closet
- Bedroom #3:** 10' x 8" X 10' 2" with Closet
- Master Bathroom:** 5' x 13' Full Bath Off of Master Bedroom
- Guest Bathroom:** 9 1/2' x 4' 8" Full Bath with Shower & Storage Closet
- Hallway:** 3' x 30" with Closet
- Laundry Room:** 6' 6" x 5' with Washer & Dryer Hookup & 2 Closets & Outside Entrance with Porch



Furniture and Appliances:

- Magic Chef Refrigerator w/ Ice Maker
- LG 31" Flat Screen TV w/ Remote
- Wrought Iron Full Size Bed (Antique)
- 2 Night Stands
- 6 Drawer Chest w/ Matching Dresser
- Metal Space Saver Above Commode
- Small Glass Front Lawyers Cabinet
- Small Glass Bedside Lamps
- Steamer Chest
- 1/2 Round Glass Top Table w/ Wrought Iron Base
- Chairs, Recliners, Rocking Chair
- Admiral Extra Heavy Loads Washer
- GE Permanent Press Dryer (Both Washer & Dryer Like New Less Than 3 yrs Old)
- Metal Kitchen Step Stool
- Breakfast Set w/ 4 Chairs
- Oak Cabinet
- Dentist Cabinet w/ Glass Front
- 2 End Tables w/ Inlaid Horse Pictures
- Leather Couch
- 42" Samsung Flat Screen TV w/ Swivel Base
- Emerson VCR/DVD Player
- Rocking Swivel Recliners
- Old Cooks Goldbloom Box
- Older Collectable Tongue & Groove Wood Box
- Lamp Made Out of Boots
- Antique Sleigh Bed
- Cedar Lined Blanket Chest
- Antique Table
- TV Stand w/ Drawers Underneath
- Small Electric Fireplace

Yard & Garden • Patio • Tools:

- 6 AMP & 2 Amp Signature Series Battery Charger
- Skill Drill
- All Kinds of Battery Operated Tools (Dewalt, Black & Decker, Etc.)
- 12 Volt Batteries
- Lot of Small Hand Tools (All Kinds)
- Tool Boxes
- Work Table w/ Clip On Lights
- Northwest Transit Pole w/ Tripod, Level, & Case
- Reciprocating Saw
- Milwaukee Reversible Drill
- Small Adjustable Racks
- Everstart Marine Battery
- Electric Black & Decker Chain Saw
- Craftsman Electric Leaf Blower
- Lot of Air Hoses
- Task Force 1 1/2 HP 3 Gallon Air Compressor on Wheels
- Router
- 80 Amp Invertor Arc Welder (New in Box)
- Work Lights
- Lot of Extension Cords
- Camping Equipment
- 3 Wheel Dolly/Furniture Mover
- 5' Painters Ladder
- Chin Up Rack
- Wooden Coca-Cola Crates
- Tarps
- Lot of Yard & Garden Tools
- Fishing Equipment & Lot of Tackle
- 2 Wheel Dolly, Cedar Toy Box, Small Oak Table
- Folding Chair, Coolers
- Charbroil True Infrared Collapsible BBQ Pit on Wheels
- Antique End Table, Electric Heaters
- Lot of Christmas Decorations
- Wooden Rack w/ Shelves, Lot of Large Hose Clamps
- Straps of All Kinds, Lot of Chains
- Metal Restaurant Rack w/ 3 Shelves on Wheels
- Lot of Nails, Screws, Bolts, Nuts, & Anchor Bolts
- Levels, Tree Trimming Saws, Clippers, Jumper Cables
- T-Square, 100' Kobalt Tape Measure, Lufkin 300' Crank up Tape
- Westwood 300' Fiberglass Measuring Tape
- Craftsman 16 Gallon Wet/Dry Vacuum w/ 5 HP Motor
- Come-A-Long • Flashing Light
- 8' Lifetime Picnic Table
- Toro & Black & Decker Electric Weed Eaters
- Remington Branch Wizard Limb Trimmer
- Outdoor Plastic Storage Shed
- Levels & Tree Trimming Saws
- Wrought Iron Rack for Aquarium
- LP Gas BBQ Pit w/ Side Burner
- Diamond Plated Truck Tool Box
- Old Pottery & Brown Jug
- Large Stainless Steel Pans

OPEN HOUSE
Will Be
Sunday, April 24 from 1-3 pm
or call **573-429-6060**
for Private Showing on Real Estate 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 Deed. Possession Will Be at Closing.



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