

LAKE WAPPAPELLO

Living Estate and

REAL ESTATE AUCTION

OWNER: MRS. PATRICIA M. COX • MARK A. KENNEDY, TRUSTEE

Location: Due to wash out at Dam, Take Butler County Road 514 (Old Iron Bridge Road), Turn Right This Side of Carolinas Ice Cream Shop, go to "T" Highway, Turn Left, Go to North End of Dam, Turn Right on Hwy "D", Go Three (3) Miles and **WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

Due to Health Reasons, Mrs. Cox has Entered into Assisted Living and Will be Selling the Following to Include **REAL ESTATE • FURNITURE and APPLIANCES • JACUZZI HOT TUB w/Cover • YARD and GARDEN and Much More On**

SATURDAY MORNING 10:00 AM
Rain or Shine

May 27, 2017
Terms: **SEE BELOW**

REAL ESTATE:

Consists of a Beautiful Two (2) Bedroom, One and Three Quarter (1-3/4) Bath Home w/1,915 Sq. Ft. M/L of Living Space Plus (+) 253 Sq. Ft. Carport for a Total of 2,168 Sq. Ft. M/L Under Roof.

Room Sizes:

OPEN LIVING /FAMILY ROOM:

27' x 25' w/ Cathedral Ceiling • Two (2) Lighted Ceiling Fans • Rock Fireplace w/Wooden Mantel

KITCHEN/DINING ROOM:

11-1/2' x 25' w/Built-in Dbl Stainless Steel Sink • Approx. 24 Running Feet of Wall and Approx. 24 Running Feet of Floor Cabinets • Built-in Kitchen Aide Dishwasher • Roper Self Cleaning Electric Oven/Range

MASTER BEDROOM: 20' x 17-1/2' w/ Two (2) Lighted Closets • Lighted Ceiling Fan • Carpeted & Cathedral Ceiling

SHOP: Prefab Metal w/Concrete Floors & Electric; Covered & Enclosed Area 30'x24' + Covered & Open Area 24' x 24' (Total Building 54' x 24' = 1,915 Sq. Ft.)

STORAGE SHED: 8' x 10' • Vinyl Siding • Metal Roof

Home Has:

- Well for Water
- Metal Roof
- Concrete & Asphalt Driveway
- Covered Front Porch w/ Columns
- Poured Concrete Area for Yard Swing
- Kingston Rd (Paved on 3 Sides)
- Windows Aluminum Dual Therm
- 200 Amp Main
- 5 Burner Mr. Heater Gas/ Electric
- TAXES: \$474.09 (Three (3) Lots)
- Septic for Sewer
- Vinyl Siding
- Concrete Sidewalks
- 4 Outside Frost Proof Hydrants
- Hwy D Frontage
- Lots of Trees, Shrubs & Flowers
- Carpet & Vinyl
- Window Air & Heat
- Fireplace
- **HOT TUB: 7' Hot Tub • Jacuzzi w/Cover**

BRIEF LEGAL:

Lots Three, Four and Five of Trailer Park #7 Addition to Lakeland Estates Subdivision as Plated and Recorded in Wayne County Court House, Greenville, MO (Subject to Easements) 120' Frontage on D Hwy 100' Southeast on Kingston Rd. 120' on Kingston Rd. South End 153' on Kingston Rd. on West Side

BEDROOM #2: 11-1/2' x 15' w/ Cathedral Ceiling, Three (3) Closets • Lighted Ceiling Fan • Carpeted

GAME ROOM/3/4 BATH w/ LAUNDRY: 12' x 25' Laundry/ Utility/Pool/Hot Tub Room w/Custom Built Cabinets (Approx. 20' of Wall Cabinets) w/4'x4' Three Quarter (3/4) Bath w/Linoleum Flooring

FULL BATH: 8-1/2' x 8' w/Shower & Light Bar Over Sink

ENTRANCE FOYER: To Master Bedroom, Bathroom & Living Room

BOXED IN BACK PORCH: 17-1/2' x 11-1/2' • Carpeted



FURNITURE & APPLIANCES:

- GE Refrigerator w/Fingerproof Front & Sides
- Small Kenmore Upright Freezer
- GE Heavy Duty Extra Large Capacity Washer
- GE Heavy Duty Extra Large Capacity Dryer (matched set)
- Breakfast Set w/4 Chairs
- GE Microwave Oven
- Lot of Small Electrical Kitchen Appliances
- Oak Dining Table w/4 Chairs
- Oak Lighted China Cabinet
- Computer Desk
- Queen Size Bed
- Matching Chest & Dresser
- Microtek Computer & HP Printer
- Night Stands
- Antique Stands
- Bentwood Rocker
- Fellow Paper Shredder
- Hide-A-Bed Couch
- Coffee & End Tables
- Stereo/TV Cabinet
- Blue Recliner
- Lamps

- Swivel Rocker
- Sony Color TV
- Bookcases
- Wall Hung Mirrors
- Home Interior
- Four (4) Piece Queen Size Bedroom Set
- Tall Wooden Shelf

YARD, GARDEN & MISC.:

- 10' Aluminum Ladder
- Concrete Yard Ornaments (Bird Bath & Etc.)
- Wooden Lawn Swing
- Patio Table w/4 Chairs
- Step Ladder
- 2 Old Trunks
- #8 Crock
- Antique Magazine Rack
- Wash Pitcher & Bowl Set
- RCA VHS Player & Movie
- 12 Amp Dirt Devil Vacuum Cleaner
- Collectible Rotary Dial Telephone
- Folding Lawn Chair
- Exercise Bicycle
- & Much More!!

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



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