

LIVING ESTATE AUCTION

OWNER: MS. ERNESTINE T. MITCHELL

Location: 2902 State Route EE • Kennett, MO **Directions:** In Kennett, Take Hwy. 25 North to "EE" Highway, Turn Right, Go 1/2 Mile to Real Estate and Auction Site and

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

Due to Health Reasons, Ms. Mitchell has Entered into Assisted Living and Will Be Selling the Following to Include: Her Home, Furniture & Appliances, Lawn & Garden, Some Antiques & Collectibles and Much More on

SATURDAY MORNING
Rain or Shine

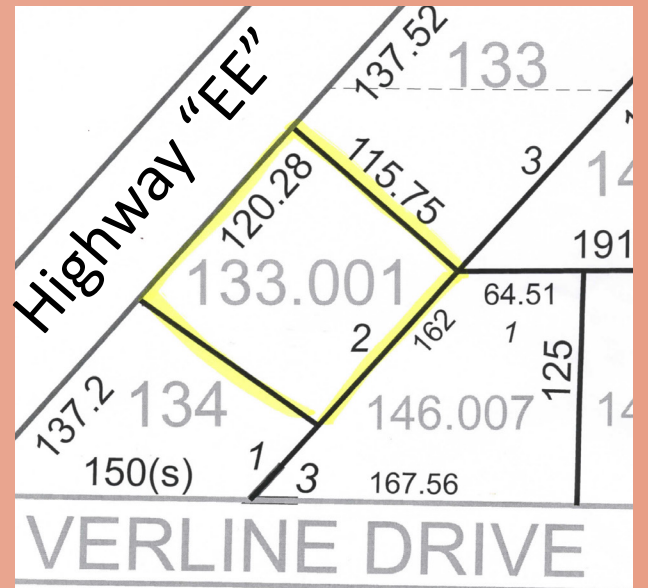
10:00 A.M.

JUNE 24, 2017
Terms: SEE BELOW



Real Estate: Consists of a Two (2) Bedroom, Two (2) Bath Ranch Style Home with One (1) Car Carport. Home has a Total of 1,600 Sq. Ft. M/L of Living Space and 250 Sq. Ft. M/L Carport for a Total of 1,850 sq. ft. Under Roof. Comes with a Den/Family Room w/Pass Through and Small Snack Bar w/Stools to Kitchen, Living Room w/Entrance from the Front and Foyer to Bedrooms and One Full Bath. Laundry Utility Room and Three Sections in 3/4 Bath. 1/2 Bath w/6-1/2' Counter & Large Mirror for Make-Up Room, Sink, Shower Room and Storage Room.

NICE HOME AND IS IN CITY LIMITS W/ALL UTILITIES AVAILABLE!



Room Sizes :

- **DEN/FAMILY ROOM:** 19-1/2' x 14' w/Entrance From Carport and Has a Small Pass Through Serving Window with a Snack Bar From Kitchen
- **LIVING ROOM:** 16' x 12-1/2' w/ Front Door and Entrance Foyer to Bed & Bath
- **KITCHEN/DINING ROOM:** 22' x 12' w/Bay Window, Dbl Sink, Custom Built Cabinets, Range Hood and More
- **BEDROOM #1:** 10' x 12-1/2' w/3' x 4' Closet
- **BEDROOM #2:** 10' x 12-1/2' w/3' x 4' Closet
- **BATHROOM:** 8' x 5' Full Bath w/ Shower, Sink and Linen Closet
- **BATHROOM #2:** Three Quarter (3/4) Bath w/Make-up Room with 6-1/2' Make-up Counter w/Mirror
- **LAUNDRY/UTILITY ROOM:** 5-1/2' x 11-1/2' w/Washer & Dryer Hookup and 30 Gallon Gas Hot Water Heater

ABOUT THE HOME:

- Brief Legal Description: Lot #2 - Wright Acres
- LOT SIZE: 120.28 x 115.75 (.32 Acre M/L)
- TAXES: \$547.06
- All City Utilities Available
- Entrance Head for Electric is Up-to-Date
- New Forty (40) Year Asphalt Shingled Roof (Approx. 1 year old)
- Highway EE Frontage
- One Car Carport (18' x 13-1/2') w/Paved Driveway & Concrete Sidewalks
- Partial Brick
- Aluminum Storm Windows
- Central Heat & Air
- Storage Shed: 12' x 16' on Concrete w/Electric
- Beautiful Well Kept Lawn
- Carpeted
- Chain Link Fence on Back Line and South End and Corners are Marked

YARD & GARDEN

- Gas Push Mower
- Lot of Yard & Garden Hand Tools
- Lot of Planter Boxes
- and Much More

FURNITURE & APPLIANCES • ANTIQUES & COLLECTIBLES:

- Full Size Bed
- 2 Twin Beds
- Kitchen Table w/Dbl Drop Leafs and 4 Chairs (1 Captain)
- China Hutch and Sideboard
- White Drop Leaf Table
- 4- 2 Drawer File Cabinets
- Lot of Linens, Towels & Supplies
- Fern Stand
- Electric Radiant Heater
- Table & Floor Lamps
- Love Seat Hide-A-Bed
- Couch Hide-A-Bed
- Couch
- Lamp Tables
- Small Desk & Chair
- Metal Office Desk
- Book Cases
- Sears Kenmore Heavy Duty Washer
- Sears Kenmore Series 100 Dryer
- Kitchen Step Stool
- 3 Small Bar Stools
- Roll Top Secretary Desk
- Swivel Rocker
- Rocker Recliners
- 3 Baker's Racks
- Sears Kenmore Gas Stove
- Console Stereo
- Exercise Equipment
- 42" Sanyo Color TV
- and Much, 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 Deed. Possession Will Be at Closing



SPEEDY KETCHERSIDE

Auction & Realty



9967 D Hwy T
Wappapello, MO 63966

Member of State & National Auctioneers Association
SPECIALIZING in Real Estate, Estates & AUCTIONS of all kinds

LICENSED, BONDED & INSURED
MISSOURI AUCTIONEERS LICENSE #1
ARKANSAS AUCTIONEERS LICENSE #1910

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