

# LAKE WAPPAPELLO Real Estate & Moving Auction

**OWNER: Mrs. Norma (Doyme Baker Jr.) Baker**

**Location:** County Road 510, Box 205 **Directions:** From "T" Highway, South of the Dam, Take "RA" Highway (Next to Food Rite), Go to End of Road, Turn Right on County Road 510 (Main Resort Area), Go 1/4 Mile to Property on Left and

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

Due to the Death of My Husband (Doyme Baker Jr.), I (Mrs. Norma Baker) Have Bought Another Home Close to Family and am Moving and will be Selling the Following to Include: **Real Estate • Furniture & Appliances • New Pontoon • Tools • Antiques & Collectables • Yard & Garden and Much More on:**

**SATURDAY MORNING**

**9:30 A.M.**

**FEBRUARY 11, 2017**

**Rain or Shine**

**Note Early Starting Time**

**Terms: SEE BELOW**



**NOTICE: Real Estate Subject to Sell Prior to Auction!**  
Call Auction Company for Showing or to Place a Bid Prior to Auction at 573-222-8228

Large Lot of Furniture - unable to List at Booking of Auction! • Some Appliances • Lots of Hand, Electric, & Power Tools • Miscellaneous & MUCH, MUCH MORE

**2013 Polaris Razer 900 XP Limited Edition • Stereo • Top • Front & Back Glass • LED Light • Lots of Extras • Mileage 2682**



**Real Estate:** Consists of a Beautiful Well Kept Four (4) or Five (5) Bedroom • One and Three Quarter (1-3/4) Bath Home w/1,160 Sq. Ft. of Living Space Upstairs and 1,160 Sq. Ft. in Walkout Basement, 338 Sq. Ft. Boxed-in Breezeway for a Total of 2,658 Sq. Ft. M/L of Living Space. Covered Front Porch and Entrance Area to Breezeway. Total of Five (5) Lots and Paved Road Frontage. Close to Lake and Boat Ramps and Swimming Areas.

- **Five (5) Lots** (50'x150' each)
- **Total Lot Size:** 250' Frontage x 150' Deep
- **LARGE SHOP:** 30'x50' (1,500 sq. Ft.) w/Concrete Floor, Electric, One (1) 15' x 8' Roll-up Door w/ Electric Lift w/Remote, Keyless Entry and One (1) 12' x 12' Pontoon Door.
- **Real Estate is Under Fence** with Two Drive Thru Gates w/Paved Circle Driveway and Two Walk Thru Gates
- **Shrubs** all across Front of Property - Some 5' Tall
- **Paved Driveway** To Garage Area
- **Attached Garage:** 17' x 24-1/2' (416 Sq. Ft.) w/9' x 6-1/2' Roll-Up Door and 32" Walk Thru Door • Concrete Floor & Electric
- **Home Has:** Wood Front & Masonite Lap Siding on Sides and Rock Siding Foundation Covering Concrete Blocks.
- **Patio • Fish Pond • Deck** is made of Flat Rock (Approx. 1,035 Sq. Ft.)
- **42" Chain Link Fencing** Around Property
- **Roof:** Asphalt Shingled (Approx 6 Years old)
- **Storage Shed:** Detached 14' x 20' Enclosed w/10' x 20' Lean-To
- **Security Motion Light** Between Home & Large Shop
- **Night Security Light** Out Front (Belongs to Ozark Border)
- **Central Heat (Gas) and Central Air** (Air Installed in 2016 (Electric)
- **Hot Water:** Forty (40) Gallon Gas Installed 2010
- **Water:** Property has its Own Well for Water and has a Welltrol Bladder Water Holding Tank (Never had a problem)
- **Sewer:** Has Large Septic System (Size Unknown) Pumped in 2015 (never had any problem) • Pumped for Large Family Reunion for Safety Reasons
- **Sump Pump** with Drain in Basement
- **Electric:** 200 Amp Breaker
- **Cable TV** Available

### Room Sizes:

- **LIVING ROOM & FORMAL DINING ROOM:** 14' x 29' w/Wood Burning Fireplace w/Mantle • Lighted Ceiling Fan in Dining Area • Berber Carpeting and Doors to Front of Home and to Breezeway
- **KITCHEN:** 11' x 12-1/2' Kitchen Area • Double Deep White Sink w/Food Disposal and Pre Rinse Spray Hose • Flat Surface GE Range Top w/Grill • Built-in Admiral Dishwasher • Maytag Built-in Oven • Maytag 26 Cu. Ft. Side-By-Side Refrigerator w/ Fingerproof Front & Sides • Cubed & Crushed Ice and Water in Door • Linoleum Covered Floor • 8' Snack Bar w/Cabinets and 4 Recessed Lights • 21' of Custom Built Floor Cabinets and 25' Custom Built Wall Cabinets
- **BEDROOM #1:** 12-1/2'x13' w/Large Double 9' x 3-1/2' Walk-in Closet w/DbI Roll of Hanger Racks • Hardwood Flooring
- **BEDROOM #2:** 12-1/2'x13' w/Jack & Jill Entrance Door to Bathroom
- **BATHROOM:** 12-1/2' x 7' Full Bath w/Hand Held Shower • Large 6' Cabinet w/DbI Sinks • Large

Lighted 6' Beveled Edge Wall Hung Mirror • Light Bar Over Sink • Wooden Tongue and Groove Walls • Two Wall Hung Cabinets • Exhaust Fan

- **HALLWAY:** 39' x 14' w/Hardwood Floors • Entrance From Kitchen Has Archway & Entrance to Walkout Basement

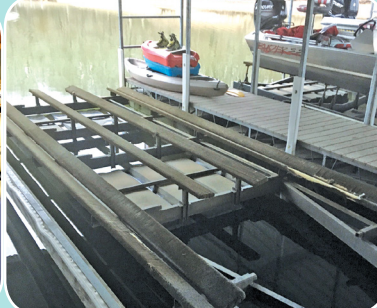
### Downstairs:

- **WALKOUT BASEMENT:** w/2 Way Light Switch
- **BEDROOM #1:** 9-1/2' x 14' w/Berber Carpet
- **BEDROOM #2:** 10-1/2' x 10-1/2' w/3' x 9' Closet w/DbI Louvered Doors • Double Set of Hangers & Shoe Rack • Cedar Siding • Carpeted & 4-1/2' Closet
- **LIBRARY/BEDROOM #3:** 15'x12-1/2' w/2'x7-1/2' Offset
- **OPEN AREA/GAME ROOM:** 18'x14' w/9-1/2'x14' w/Sump Pump and Walkout Door & 2' x 8' Wall Attached Cabinet
- **LAUNDRY ROOM/3/4 BATH:** 9' x 10' w/Cedar Siding • 5-1/2' of Wall Hung Cabinets • 3' x 4' Built-in Shower • 19" Sink w/Light Bar • Washer & Dryer Hookup & MUCH MORE

**BRIEF LEGAL:** All of Lots #14-15-16-17 & 18. Block "A" of Moore's Subdivision • Section 9 - Twntship 26 - Range 7 Butler County, MO

**TAXES:** \$588.28 paid for 2016

**YEAR BUILT:** Home 1947; Utility Building 2000; Barn/Shop 2001



### PONTOON: \*SPECIAL LISTING\*

"Kept in Dry Storage in Large Shop!!" 2014 Lowe Package • Bought New & Has Been to the Tree Five (5) Times. 20' Lowe SF 214 Pontoon • Sixty (60) HP Mercury Motor • 20' Lowe Trailer • Motorguide w/ 55 Trolling Motor on Front w/Remote Control • Comes w/ Rod Storage • Live Well w/Aerator • Canvas Top w/ Sleeve • Pontoon Boat Cover • Drink & Rod Holders for Trolling • Life Jackets • Anchor • Stereo • Black & Tan Carpeted • Extra Clean • Table w/Drink Holders • Seats 11 People • Pontoon Sticker Expires June 30, 2017.

### PONTOON STORAGE SLIP:

Stall #66 at Barretts Resort w/Ozark Pontoon Lift. (Lift is Installed and Will Be Sold From Auction Site) Buyer of Pontoon can either Buy Lift with or without Pontoon! Buyer has option to rent stall in 2017. Rent is Due in March (Rents By The Year)



**All Information and Measurements are Believed to Be Accurate More or Less. Please Make Inspection Before Purchasing. Thanks!**

**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



**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