

REAL ESTATE & ESTATE AUCTION

OWNER: ESTATE OF MRS. CORA LEE PENNINGTON

Location: 1254 County Road 302 • Poplar Bluff, Missouri

Directions: From Business "67" (Next to Burger King), Take "PP" Highway 2.8 Miles to Township Line, Turn Left (South), Go One Mile to Cedar Ridge, Turn Left and **Watch for Signs!!! Watch for Signs!!! Watch for Signs!!!**

Due to the Death of Mrs. Pennington and to Settle the Final Estate, The Following, to Include: **Real Estate • Furniture & Appliances • Piano • Riding Lawn Mower • Yard & Garden • Antiques & Collectables and Much More Will Be Sold On:**

SATURDAY MORNING
Rain or Shine

10:00 AM

OCTOBER 19, 2013
Terms: SEE BELOW



REAL ESTATE:

Beautiful Like New Three (3) Bedroom, Two (2) Full Bath Brick & Vinyl Home w/Two (2) Car Garage and Large 200' x 300' Lot w/Lots of Improvements. Home Has 1,530 Sq. Ft. of Living Space and 420 Sq. Ft. Garage for a Total of 1,950 Sq. Ft. M/L Under Roof. 5' x 23' Covered Front Porch and 11' x 24' Covered Treated Deck. Concrete Sidewalks and Concrete Driveway. Storage Shed and Back Yard Has Chain Link Fencing and Garden Area.

Room Sizes:

LIVING ROOM/FORMAL DINING ROOM: 8' x 13' Formal Dining Room Area w/Sliding Door to Treated Deck Plus (+) 21' x 18' Open Beamed Vaulted Ceiling in Living Room/Dining Room Combination w/Lighted Ceiling Fan & Coat Closet • Wrought Iron Security on Front Storm Door.

KITCHEN: 8' x 17' w/Built-in Sears Flat Surface Electric Range • GE Built-in Dishwasher • Double Stainless Steel Sink • Food Disposal • 21 Running Feet of Floor Cabinets w/Snack Bar • 22 Running Feet of Wall Cabinets

MASTER BEDROOM: 14' x 13' w/ 1' x 9' Offset w/6' x 9' Lighted Walk-in Closet & 4-1/2' x 5' Full Bath w/Shower

BEDROOM #2: 11' x 11' w/32" x 56" Lighted Walk-in Closet

BEDROOM #3: 3' x 4' Entrance w/11' x 12' Bedroom w/30" x 5' Lighted Closet

GUEST BATHROOM: 6' x 9' Full Bath w/ Shower

HALLWAY: 3' x 15-1/2' w/Linen Closet

LAUNDRY/UTILITY ROOM: 6-1/2' x 8-1/2' w/ Built-in Corner Cabinets

GARAGE: 19-1/2' x 2' w/2 Storage Closets • Electric Garage Door Lift • Two Car Garage

BRIEF LEGAL: Lot #17 of Country Estates Subdivision • Sec 7 • Twp 24 Rng 6 County of Butler, Poplar Bluff, MO

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 30 Days or Less From Closing.

ABOUT THE HOME:

- Built 1991
- Chain Link Fenced Back Yard w/ One Drive Thru & 1 Walk Thru Gate
- Fenced Garden Spot w/Water & Sidewalk
- 350 Sq. Ft. Shed w/Electric
- 24' x 24' Poured Concrete Front of Shed
- Outside Old Fashion Yard Lamp
- Aluminum Dbl Pane Windows - Tilt for Cleaning
- 40 Gallon Electric Hot Water Heater
- Ventless LP Heater in Living Room
- Total Electric
- Concrete Driveway
- Paved Road Frontage
- Lots of Trees, Shrubs & Flowers
- Taxes: \$596.55
- Residential

Furniture & Appliances

- Frigidaire 22.6 Cu. Ft. Side x Side Refrigerator w/Ice & Water in Door • Fingerproof Front & Sides • Ice & Water Filter Line
- Whirlpool Heavy Duty Large Capacity Washer
- Whirlpool Heavy Duty Large Capacity Dryer
- 15.3 Cu. Ft. General Electric Chest Type Freezer
- 3 Piece Maple Bedroom Set
- 4 Piece 4 Poster Bedroom Set
- 4 Piece Oak Bedroom Set
- Mirrored Back Corner What Not Cabinet • Glass & Oak
- 2 Parlor Chairs
- Couch
- Rocker Recliner
- 2 Swivel Rockers
- Floor Jewelry Cabinet
- Round Glass Top Lamp Table
- Cedar Chest
- Small Oak & Glass Display Cabinet
- Lamps of All Kinds-Floor, Table, Wall, Kerosene, Tear Drop and Much More
- Oak Entertainment Center
- Sanyo Flat Screen TV
- DVD/VCR Player
- Oval Coffee Table & 2 End Tables
- 4 Wooden TV Trays w/Stand
- Lamp Table w/Magazine Rack
- Oak Hall Table
- Dining Room Table w/6 Chairs (1 Captain) & 3 Leafs
- Oak Lighted China Cabinet
- 2 Bar Stools
- & Much More

PIANO: Whitney Piano w/Bench



Yard & Garden & Riding Mower

- Grass Handler Riding Lawn Mower w/12 HP Engine • 38" Cut
- 3 Piece White Wrought Iron Patio Set
- Metal & Wood Bench Seat
- Wrought Iron Patio Set w/4 Chairs
- Wrought Iron Fern Stand & Plant Stand
- Wrought Iron Oval Lawn Swing Set
- Coleman Camp Stove
- Tools - Hand & Power & Tool Boxes
- Dual Wheel Grinder
- Garden Hoses
- Yard & Garden Tools
- 2 Wheel Dollie
- Sewer Snake
- Lawn/Fertilizer/Seeder
- 6' Wooden Ladder
- Homelite 240 Chainsaw
- Char-broil Gas BBQ Pit w/Cover
- Electric Weed Eater
- Electric Leaf Blower
- & Much More

Miscellaneous:

- 3 Steamer Trunks
- Lot of Home Interior
- Large Framed Pictures
- Quartz Wall Hanging Westminster Clock
- Large Lot of Collectable Dolls (All Kinds, Some Still in Boxes)
- Collection of Small Glass & Porcelain Shoes
- Costume Jewelry
- Lindon Mantle Clock
- Folding Camp Picnic Table
- Kitchen Step Stool
- Angel Figurines
- Large Plate Glass Mirror
- Large Doll Under Glass Case
- Silver Candle Holder
- Lot of Small Electrical Kitchen Appliances
- Pots, Pans & Dishes
- Silverware
- 4 Drawer File Cabinet
- Large Lot of Collectable Glassware, All Kinds
- 2 - 8' Folding Tables
- Folding Card Table Chairs
- Lot of Christmas & Halloween Decorations
- Brass & Glass Serving Cart
- 2 Wooden Double Door Storage Cabinets
- Eureka 12 Amp Vacuum Cleaner
- Artificial Trees & Plants
- & Much More

LP Tank: 500 Gallon LP Tank

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