

Court Ordered Auction

TWO AUCTIONS - TWO DAYS

OWNERS: Virginia Porter & Robert L. Porter (Case #22BT-CV00838)

Due to the Dissolution of Marriage, the Following Two (2) Tracts of Real Estate and Six (6) Vehicles and Much More will be Sold To The Highest Bidder Regardless of Price - **Tract #1** will be sold on

FRIDAY EVENING
5:30 PM SHARP

GREENVILLE, MO
TERMS: SEE BELOW

JUNE 23, 2023
Rain or Shine

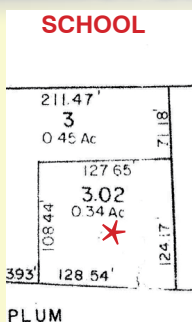
TRACT #1: 104 Plum Street Greenville, MO

DIRECTIONS: Turn on Walnut Street (Front of Court House), Go Approx. 1/2 Mile Towards Greenville Elementary School and Turn Right on Plum Street, Go To Second House on Left to 104 Plum Street and

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

- 1 or Two Bedroom
- Three Quarter Bath
- One Full Bath w/Shower
- Den w/Fireplace
- Kitchen/Dining Room w/Jenn Air Built-in Range Top • SpaceMaker Microwave Oven • Double Stainless Steel Sink
- Forty Two (42) Gallon Rated Hot Water Heater
- Central Heat & Air
- 9'x40' Covered Front Porch
- Laundry/Utility Room - Washer & Dryer Hookup

- 15' x 21' One (1) Car Carport
- Concrete Block Home w/Metal Roof
- Older Custom Built Cabinets
- Metal Windows & Aluminum
- Lot Size: 128.54' Frontage x 124.17' East Side x 127.65 North Side (Back) x 108.44 West Side to Point of Beginning
- Taxes: \$270.66 year
- All of Lot #197 in Greenville
- Well Kept Lawn w/Shade
- 13' x 16' Work Area w/Concrete Floor



- Detached Metal Storage Shed 8' x 12' w/ Lean To
- Note: All Measurements are M/L (more or less)
- Approx 1,250 Sq. Ft. Under Roof

SOLD AS IS WHERE IS

TERMS: 10% Down, Balance at Closing (Approx. 30 Days or Less). Possession at Closing. Owners Will Pay One Half (1/2) of Title Insurance and Provide Buyers with Good Deed! Taxes will be prorated to Date of Closing!

REAL ESTATE ONLY SO BE ON TIME!

AUCTIONEERS NOTE: This Home is a Fixer Upper and We Invite you To Drive By and Take a Look Prior To Auction! Viewing of Real Estate Will Be on Friday, Day of Auction Starting at 4:30 (One Hour Before Auction) Corners are Marked!

SATURDAY MORNING
10:00 A.M.

WILLIAMSVILLE, MO
TERMS: SEE BELOW

JUNE 24, 2023
Rain or Shine

TRACT #2: 669 Wayne County 419 Williamsville, MO

DIRECTIONS: From Williamsville, MO, Take Hwy 49 to the North Side of Town and Turn Left Over the Railroad Tracks on Wayne County Road 417 and Go Across New Bridge to Wayne County Road 419, Bear to Right (Approx 2 Miles from Town) and **WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

TRACT #2 Consists of a Log Home w/3 Sided Porch, Shop Building w/Electric and Concrete Floors, 6 Vehicles, Log Splitter, Trailers & Much More

LOG HOME • SHOP • 25.12 ACRES M/L

- Large Work Shop
- 3 Bedrooms 2 up & 1 Down with Lighted Ceiling Fan
- Living Room w/ Fireplace, Woodburning Stove & Lighted Ceiling Fan
- 2 Baths (1-1/4 & Full)
- Kitchen/Dining Room Combination w/ Cabinets & Double Stainless Steel Sink
- Window Air & Electric Ventless Heaters/ Fireplace w/Wood Stove for Heat
- Home is all Electric
- 300' Deep Well for Water

- 1,000 Gallon Septic System, Concrete
- 928 Sq. Ft. 3 Sided Wrap-A-Round Porch
- Built in 2002
- Richmond 60 Gallon Hot Water Heater w/Digital Readout - like new
- 960 Sq. Ft. of Living Space
- Rock Fireplace
- Circle Driveway
- Garden Spot
- 25.12 Surveyed Wooded Acres
- Over 2,000 Sq. Ft. M/L Under Roof

SHOP BUILDING:

- 24' X 30' (720 Sq. Ft.)
- Electric
- Concrete Floor
- Walk Thru Door
- Large Drive Thru Door
- 12'x30' (360 Sq. Ft. M/L) Lean To

OPEN HOUSE

Saturday, June 17
From 1 - 3 pm

"NO EXCEPTIONS"

Complete Legal Description & Survey Will Be Available Day of Open House & Auction!

Please Note Auction Date & Open House: This Home Needs Some Finishing and Would Make a Nice Year Round Home or Hunting Cabin w/25 Acres M/L. Has Wet Water Creek on it & Circle Driveway.

AUCTIONEER'S NOTE: GATES WILL BE LOCKED TO PROPERTY & MOTION CAMERAS WILL BE ON!

NOT RESPONSIBLE FOR ACCIDENTS



TRUCKS, CARS, COLLECTABLE

- 2005 Chevrolet 3500 One Ton Flat Bed Truck w/Duramax Diesel Engine, 4 Door, Over on the Miles
- 2010 Toyota Tacoma Truck 5 Speed on Floor, Over on Miles
- 2005 Grand Caravan Van w/V6 Engine
- 1991 Ford F-150 Truck w/78,000 Miles M/L
- 2008 Honda Accord
- **COLLECTABLE SPECIAL LISTING:** 1978 Corvette w/T Top • Big Block 350 Engine w/Approx 10,000 Miles, Automatic (25th Anniversary), 84,422 Miles, Silver w/Red Interior. Note: has been stored for a while

FURNITURE & APPLIANCES:

- RCA Refrigerator
- Amana Signature Side by Side Refrigerator 26 Cubic Foot w/Ice & Water in Door
- Sofa
- Overstuffed Chair
- Kenmore Washer
- Magic Chef Dryer
- & Much More

TRAILERS:

- 2 Wheel Trailer
- Small 2 Wheel Trailer w/Tool Box on Front

LOG SPLITTER & MISC:

- **SWISHER 8.5 HP 26 TON LOG SPLITTER ON WHEELS**
- Push Mowers
- Several Weed Eaters
- True Temper Wheel Barrows
- 2 Wheel Dolly
- 4 Drawer File Cabinet
- Tools & Tool Boxes
- 18' & 20' Extension Ladders
- Scaffolding
- Gas Cans
- Extension Cords
- & Much, Much More



No Photo
2008 Honda Accord

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Wappapello, MO 63966

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Poplar Bluff 573-785-8800
Lake Wappapello 573-222-8228
Fax Number 573-222-8321
E-Mail: speedyketcherside@hotmail.com
www.speedyketchersideauctionandrealty.net