

50 ACRES & HOME LAKE WAPPAPELLO AUCTION

OWNER: Mrs. Georgia Webb

LOCATION: From Poplar Bluff, MO, Take Hwy "67" North 15 Miles to Hwy "172", Turn Right (West), Go Two (2) Miles to Wayne County Road 552, Turn Right (Antioch Cemetery Road), Go 1/2 Mile, Continue Straight, Pass "Dead End Sign, Go 1/2 Mile and **WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

Mrs. Webb, Due to Health Reasons, is Moving Closer to Poplar Bluff and Will Be Selling Her Beautiful Two Bedroom, One and One Half (1-1/2) Bath Home w/Full Walkout Basement and Upstairs (has been Remodeled) on

SUNDAY AFTERNOON
Rain or Shine

1:00 PM

OCTOBER 28, 2012
Terms: See Below



REAL ESTATE

Consists of Fifty Acres M/L with an Older Well Built Two Bedroom Home w/Walkout Basement. Home is 28' x 38' (1,064 Sq Ft. Upstairs and 1,064 Sq. Ft. Downstairs) For a Total of 2,325 Sq. Ft. M/L Under Roof.



This Property is Joined by Government Land and Horse Trails and is Covered up with Deer and Turkey (Excellent Hunting) and Sets on the End of a Dead End County/Forestry Road. Comes w/Garage, Storage Shed and Large Barn/Outbuilding. Large Well Kept Lawn w/Outdoor Security Light and Lots of Walnut Trees, Cedar and Pine Trees and Hardwood.

Joins Government on Two (2) Sides • Wooded and Has Been Surveyed

Home Room Sizes:

LIVING ROOM: 13-1/2' x 18-1/2' W/ Berber Carpeting

ENTRANCE FOYER: 3-1/2' x 6' w/Tiled Flooring

FORMAL DINING AREA: 9' x 13-1/2' Antique Brass Finished 5 Globe Light w/Tiled Floor

KITCHEN: 8-1/2' x 9-1/2' w/Built-in Tappan Electric Range • Whirlpool Dishwasher and Whirlpool Refrigerator w/Ice and Water Dispenser in Door w/Fingerproof Front and Sides (Dishwasher and Electric Range are New and Have Never Been Used). tiled Floor, Double Deep Stainless Steel Sink w/Custom Built Hickory Cabinets w/Lazy Susan, Comes w/11' of Floor Cabinets w/Snack Bar and 15-1/2' of Wall Cabinets • Large Oval Antique Brass Finished Light in Kitchen and Light Over Sink.

BEDROOM #1: 12' x 11' w/Lighted Ceiling Fan, 2' x 3' Offset and Lighted Closet w/ Mirrored Sliding Doors • Berber Carpeting

BEDROOM #2: 8-1/2' x 13' w/1' x 5' Offset w/ Ceiling Fan, Lighted Closet and Berber Carpeting

HALLWAY: 5-1/2' x 3-1/2' w/Entrance to Both Bedrooms and Bathrooms.

LAUNDRY / UTILITY ROOM: 10-1/2' x 6' Washer & Dryer Hookup • 200 Amp Main Breaker Box and 3-1/2' Wall Cabinets

HALF BATH: 30" x 6' Half Bath Located Off of Utility Room w/Pedestal Sink

BATHROOM: 6' x 9-1/2' Full Bath w/Shower • Tiled Flooring and Electric Wall Heater

Available Day of Auction:

1. Copy of Survey
2. Aerial View
3. Legal Description

BASEMENT: 27' X 37' (Approx. 1,000 Sq. Ft. Upstairs and 1,000 Sq. Ft. Downstairs - Total 2,000 Sq. Ft. M/L) Full Walkout Basement w/ Entrance From Upstairs and Has Been Plumbed for Bath. (Unfinished Basement at This Time) • 2 Floor Drains • 10' x 23-1/2' Entrance Area to Basement

**Showing of Real Estate:
By Calling Auction & Real Estate Company at
573-222-8228
NO WALK-INS PLEASE**

Extra Out Buildings:

- **GARAGE:** 20' x 18' w/8' x 7' Rollup Door and Walk Thru Door w/ Concrete Floor & Electric
- **STORAGE SHED:** 8' x 12' w/Lean-To on Back for Storing Dry Wood or Lumber • Wooden Floor
- **WELL HOUSE:** 4' x 5-1/2' w/ Heater for Winter
- **EXTRA LOT:** This Property Had a Mobile Home on it at one time and Still Has Meter Base • Septic System & Water (Water From Home)
- **LARGE GARAGE/SHOP BUILDING #2:** 20' X 36' (720 Sq. Ft.) w/Graveled Floor w/Large Rollup Door and Front Walk-Thru Door



Home Has:

- Buried Electric Lines
- New Anderson Dual Therm Tilt Windows
- 8' x 16' Treated Covered Deck on Side
- 7' x 6-1/2' Treated Deck Out Front
- Hot Water: 30 Gallon Electric
- Central Heat & Air (Installed 1998)
- Sewer: Newer Septic System
- Taxes: Approx. \$270 Year

Auctioneers Note:
This Home Has Been Remodeled and Has Fresh Paint • Is Well Insulated and Lots of Improvements



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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