

REAL ESTATE & ESTATE AUCTION

OWNERS: Mr. & Mrs. Jim & Donna Akers

Location: Highway 142, Naylor, MO **Directions:** Take 67 South to Neelyville, Turn West on Hwy 142, Go 4-1/2 Miles to Two Story Home on Left Before Naylor Curve and

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

Due to the Death of Mr. Don Hawkins, Mrs. Hawkins and Jim & Donna Akers Will Be Selling the Following, to Include: **Two Story Home & 6-1/2 Acres M/L • Tractor Shed & Work Shop • Some Pasture for Livestock w/Pond • Furniture & Appliances • Antiques & Collectables • Boat, Motor & Trailer • LP Tank • Farm Equipment • Tools • Welder • Air Compressor • Saddle & Tack and Much More on:**

SATURDAY MORNING
Rain or Shine

10:00 A.M.

APRIL 5th, 2014

Terms on Real Estate: See Below

HOME: Two Story w/1,560 Sq. Ft. Downstairs + 560 Sq. Ft. Upstairs for a Total of 2,120 Sq. Ft. M/L of Living Space w/ Approx. 3 Acres M/L

TAXES: \$467.74 plus (+) \$183.75 Drainage Tax = \$651.49 Total

LOCATION: Section 14 Township 22 North, Range 4 East, Ripley County, MO.

Downstairs

- Two (2) Bedrooms
- Kitchen/Dining Room
- Large Living Room w/Rock Fireplace & Stairways to Upstairs
- Laundry/Storage Room
- One Full Bath
- Boxed-In Front Porch/Breezeway
- 1,560 Sq. Ft. M/L Downstairs
- Concrete Patio Area

Upstairs

- Two (2) Bedrooms
- One (1) Bathroom
- Large Study Area w/Double Sliding Doors to 14' x 16' Treated Deck w/Outside Stairways
- 560 Sq. Ft. M/L

Summary: Four Bedroom • Two Bath Home w/2,120 Sq. Ft. M/L of Living Space.

- LP Gas Stove & 2 Wood Stoves for Heat
- 3 Window Air Conditioners for Cooling
- WATER: Drilled Well
- SEWER: Field Lines
- ELECTRIC: Ozark Border
- Masonite Lap Siding
- Asphalt Shingled Roof
- Aluminum Windows

WORK SHOP: 39-1/2' X 30' W/10' X 11' High Front Door w/10' x 10' Concrete Entrance • Concrete Flooring in Shop w/Electric • 10-1/2' x 30' Dirt Floored Area on Left for Livestock and 10' x 11' Addition on Back. Sq. Footage is 1,185 + 110 = 1,295 Sq. Ft. M/L

TRACTOR/EQUIPMENT SHED: Metal 32' x 30' W/13' High Open Entrance (960 Sq. Ft.) w/21' x 16' Metal Addition (336 Sq. Ft. in Back and 16' x 9' (144 Sq. Ft.) Livestock Addition Attached to Shed. Shed Has a Total of 960 + 336 + 144 = 1,440 Sq. Ft. M/L Under Roof.

SADDLE & TACK: Saddle • Saddle Racks & Stands • Spurs • Lot of Horse Tack of All Kinds • Collar & Horse Care Products • Feed Trough • 100 Gallon Rubber Maid Water Trough & More

SHOP EQUIPMENT & TOOLS:

- Horizontal 3 HP Air Compressor
- Tire Changing Stand
- Tool Tote w/Seat
- Powrkraft Welder w/Accessories
- Portable Air Tank
- 110 Air Conditioner
- Poulan Chain Saw
- Homelite Chain Saw
- Jig & Skil Saws
- Floor Jack
- Metal Tool Box w/Lot of Hand Tools
- Table Saw
- Truck Tool Box
- Work Table/Bench
- Boomer
- Creeper
- Power Tools of All Kinds
- 2 Cross Cut Saws (Double Handle)
- Paint Sprayer
- Electric Fencer
- Large Asst. of Nails (All Sizes)
- Crawfish Seine
- Assorted Sizes of Post Auger Bits
- Old Running Gears for Trailer
- Old Metal Pull Type Road Grader
- Small Electric Chainsaw
- Makita Recipro Saw w/Case
- Large Shop Vise
- Small Vise
- 6' & 12' Aluminum Ladders
- Rubber Tired Wheel Barrow
- Lot of Yard & Garden Tools
- 15 Gallon 12 Volt Spray Tank
- Gas Cans
- Snapper Weed Eater
- Battery Charger
- Set of Deep Sockets
- Double Wash Tub
- Frost Proof Hydrant
- Old Camper Top
- Lot of Lumber
- Bush Hog for Parts
- Lot of Scrap Iron
- & MUCH MORE!!

ANTIQUES & COLLECTABLES:

- Old Snow Sled
- Skate Board
- Antique Corn Sheller w/Box
- Desk
- Sewing Machine
- One Row Push Garden Plow
- 4 Poster Bed w/Chest
- Tables
- & MORE!!

Legal Description & Survey: Will be furnished day of Auction



FURNITURE & APPLIANCES:

- 5 Piece Living Room Set
- 3 Piece Tan Leather Corner Sectional w/Hide-A-Bed
- Rocking Chair & Recliner
- Flat Screen TV & Others
- Bar Stools
- Twin Bed
- Several 12 Amp Brissel Vacuum Cleaners
- GE Refrigerator w/Fingerproof Front & Sides
- Commercial HD Quick Kleen Vacuum
- End Tables
- Rocker/Recliner
- Heaters & Fans
- DVD/VCR Player
- Swivel Chair
- Two (2) Three (3) Piece Bedroom Sets (Full Size)
- Computer Table
- GE Microwave Oven w/Turntable
- Broyhill Love Seat
- Round Table w/4 Chairs

BOAT MOTOR & TRAILER:

- 16' Quachita Jon Boat w/Seats
- Evinrude 7-1/2 HP Outboard Motor
- Boat Trailer (All of the above have titles)
- Trolling Motor
- 1 Lot of Fishing Equipment

FARM EQUIPMENT • FENCING & RELATED ITEMS

- Lot of "T" Posts (Some New)
- Feed Buckets
- Rolls of Woven Wire Fencing
- Two 300 Gallon Fuel Tanks on Stand (Gas & Diesel)
- Lot of Round Treated Corner Posts
- Partial Roll of Barbed Wire
- Round Metal Hay Feeder
- Lot of Metal Farm Gates
- Lot of Hog Panels

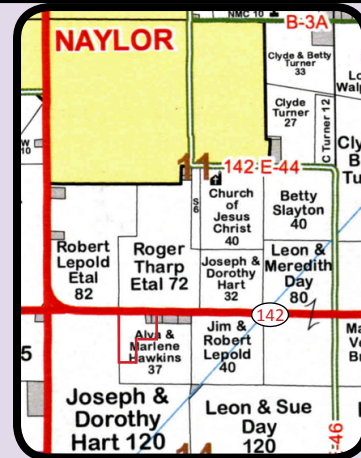
TRACTOR EQUIPMENT & RELATED:

- Front Bucket for Front End of Tractor
- Boom Pole
- 4 Row Planter
- Hydraulic Lift Pole
- Disk
- Plow Points & Disk Blades
- Hay Spike
- Do-all
- Spray Tank Rig
- Ditcher w/3 Point Hitch
- Cultivator
- & MUCH MORE

MISCELLANEOUS:

- Toys
- Pictures
- Lamps
- Hall Trees
- Porch Swing
- Volleyball Set
- Lot of Chains
- Christmas Decorations
- Lot of Towels & Wash Rags
- Blankets & Linens
- Corner What Not Shelf
- Metal Lawn Chair
- Extension Cords
- Nuts, Bolts, Screws & Washers
- Large Wheel Gas Powered Mower
- 2' Wooden Step Ladder
- Card of Battery Terminal
- & MUCH MORE

Beautiful Well Kept Lawn w/ Large Trees, Shrubs, Graveled Driveway with Highway Frontage



LP TANK: 500 Gallon LP Tank

Riding Lawn Mower: Craftsman 12.5 HP • 42" Cut • Like New

Mrs. Donna Akers
Representative to Estate

Go Online For More Information
www.speedyketchersideauctionandrealty.net
or Call Auction Company at
573-222-8228 For Private
Showing Prior to Auction

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.



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