

AUCTION BEAUTIFUL SHOWPLACE 1880 VICTORIAN STYLE HOME

OWNERS: MR. & MRS. ALLEN & CYNTHIA CHRISTIAN

LOCATION: 303 North Broadway (Corner of Broadway & Oak),
Poplar Bluff, MO (Located Close to "Rodgers Theatre")

Due to Health Reasons, The Christian's are Selling Their Four (4) Bedroom, Two (2) Bath Home • Furniture & Appliances • Antiques & Collectables • Yard & Garden and Much More and Are Moving Out of the Area to be Closer to Family on

SUNDAY AFTERNOON
Rain or Shine

1:00 PM

AUGUST 26th, 2012
Terms: See Below

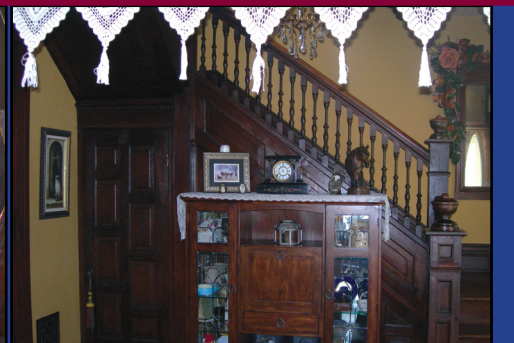
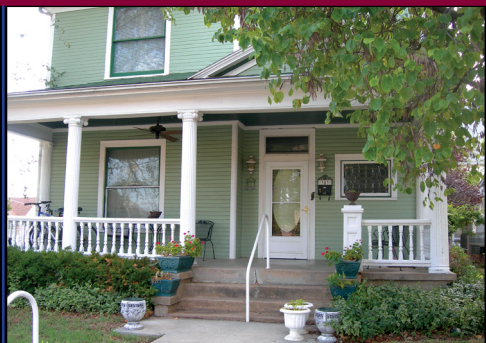


REAL ESTATE

Beautiful Well Kept, Well Preserved Victorian Style Two (2) Story, Four (4) Bedroom, Two (2) Bath Home w/Unfinished Basement/Storm Cellar. All Original & Ornate Oak & Pine Woodwork, Molding, Trim and Doors!



THIS HOME WAS BUILT IN "1880" AND A SHOW PLACE AND A MUST SEE!!!!



Home is Currently a Single Family Residential!
ZONING: C-3 Commercial (Ideal for Attorneys, Doctors, Dentists, Insurance Office, Bail Bondsman, Beauty Shop or any Kind of Professional Business or Resale Shop.

ABOUT THE HOME

Two (2) Story w/1,040 Sq. Ft. Each Floor for a Total of 2,080 Sq. Ft. M/L of Living Space w/Two (2) Large Bay Windows (1 Upstairs & 1 Down)

BASEMENT/STORM CELLAR: 576 Sq. Ft. M/L With Entrance From Inside and Storm Cellar Doors From the Outside.

CENTRAL HEAT & AIR: (Approx. 3 to 4 Years Old) and Two (2) 110 Air Units Upstairs.

HOT WATER HEATER: Thirty (30) Gallon Natural Gas

CEILINGS: 10' High w/All Wood Trim

FLOORS: Hardwood Flooring w/Carpeted Area Rugs, Tile & Linoleum

COVERED FRONT PORCH: 12-1/2' x 2' Plus (+) 8' x 28' w/Original Wooden Columns • Four (4) Columns & Two (2) One Half (1/2) Columns.

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.

MAIN FLOOR

ROOM SIZES AND ABOUT THE HOME:

- **ENTRANCE FOYER:** 8' x 12-1/2' w/Tear Drop Chandelier • Oval Glass w/Beveled Edge in Front Door w/Design and Stained Glass Window in Front of Stairway and Storage Closet Under Stairway
- **PARLOR:** 14' x 15' w/Set of 6' x 8' Oak Pocket Doors Between Sitting Room and Parlor • Lighted Ceiling Fan
- **SITTING ROOM:** 16' x 17-1/2' w/Large Bay Window • Lighted Ceiling Fan & Set of 6' x 8' Oak Pocket Doors to Formal Dining Room
- **FORMAL DINING ROOM:** 15-1/2' x 14-1/2' w/Chandelier • From Mansion in St. Louis (Pocket Doors to Sitting Room) and Storage Closet
- **KITCHEN:** 12-1/2' x 12' w/5' x 7' Offset to Back Entrance • 13-1/2' of Floor Cabinets w/Built-in Maytag Dishwasher & Whirlpool Electric Flat Surface Cook Stove & 6-1/2' Wall Cabinets. Moveable Cabinet Next to Cook stove and Refrigerator for Adjustment if Needed.
- **BACK STAIRWAY/STORAGE PANTRY:** 8' x 6' Saircase to Upstairs Back of Home and Downstairs to Basement w/Storage Pantry w/Shelving
- **BATHROOM:** 8' x 6' Full Bath w/Shower
- **HALLWAY:** Located in Entrance Foyer 3-1/2' x 42" w/3' x 42" Landing and 6' to Top of Stairway w/All Dark Oak Wood w/Rails and Posts



MORE ON OTHER SIDE



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UPSTAIRS

ROOM SIZES AND ABOUT THE HOME:

- **BEDROOM #1:** 16' x 15-1/2' w/Triple Bay Window • Large Closet • Solid Wood Doors w/ Glass Windows over Entrance Door and Closet Door (110 Air Conditioner in Window)
- **BEDROOM #2:** 12-1/2' x 12' w/Large Closet & Windows Above Closet & Entrance Door to Hallway
- **BEDROOM #3:** 12' x 15-1/2' w/Windows Over Entrance Door From Hallway and Window Over Closet Door (110 Air Conditioner in Window)
- **BEDROOM #4:** 8-1/2' x 5' w/ 4' x 4-1/2' Offset • Large Closet (Note: Is Being Used for a Study/Office)
- **BATHROOM:** 8' x 6' w/Claw Foot Tub & Hand Held Shower
- **CATCHALL/STAIRWAY:** 4' x 6' & 10' x 9' Storage Upstairs w/Set of Stairs to Main Floor & Basement Located at End of Hallway on Back Side of Home
- **HALLWAY:** 4' x 22' w/3-1/2' x 4' Landing at Top of Stairway • "L" Shaped

BASEMENT/LAUNDRY ROOM/STORM CELLAR

- **BASEMENT:** 18' x 25' w/14' x 9' Offset w/Washer & Dryer Hookup & Storm Cellar w/Entrance From Outside

Auctioneer's Note: This Home Has High Visibility and Ideal for Residential or Commercial Business! **BEAUTIFUL** *1880* Victorian Style Home and Has Been Well Kept and Maintained. All Measurements Are Believed to Be Correct and Real Estate Will be Selling As Is!!!

MORE ON OTHER SIDE

LOT SIZE: 50' x 109' w/Lots of Shade Trees • Mulberry & Plum Trees • Well Kept Lawn & Flower Bed

LEGAL DESCRIPTION: Will Be Furnished Day of Auction

TAXES: \$371.32 for 2011

ROOF: Good Shape! The Christians Have Lived in Home Approx. Fifteen (15) Years and Have Kept the Home Well Maintained

UTILITIES: All City Utilities are Available and Hooked Up

STORAGE SHED: 7-1/2' x 12' Plastic Storage Shed

BACK PORCH: 5-1/2' x 5' Covered Back Porch

SIDEWALKS: Concrete Sidewalks, Walkways & Retaining Walls

SHOWING OF REAL ESTATE:

By Appointment Only!!!! Call Auction Company at (573) 785-8800

PLEASE NO DROP-INS!!!



FURNITURE & APPLIANCES *ANTIQUES & COLLECTIBLES*

- Four (4) Piece Bedroom Set
- Full Size Bed
- Wash Stand
- Round Top Antique Lamp Table
- Amana 20 Cu Ft. Refrigerator w/Finger-proof Front & Sides
- Small Cabinet Clothes Hamper
- Metal Kitchen Step Stool
- Small Kids Table w/3 Chairs
- Lot of Norman Rockwell Collectibles
- Desk & Chair
- 8 Counter Top Candy Store Show Cases
- Tools
- Pictures & Oil Paintings
- Floor Lamps
- Concrete & Plastic Planter Boxes
- Couch & Love Seat
- 2 Slipper Chairs
- Glass Top Coffee & End Tables
- Fern Stand
- Home Interior
- Easel for Displaying Paintings
- Mermod & Jaccard Key Wound Clock
- Lenox Small Candy Dish
- Antique Japanese Canister Set
- Collection of Small Purses & Make Up Kits (Dolupte Compact w/Music Box & Original Box)
- Men's Travel Kit in Leather Case
- Collectable Eye Glasses & Eye Glass Cases
- Mirrored Back Oak & Glass Show Case
- Antique Dining Room Table w/DbI Slide Outs (One on Each End) w/Five (5) Chairs (4 Regulars & 1 Armed Chair)
- Lighted China Cabinet
- Lot of Collectable Dishes & Glassware
- 5 Piece F.B. Rodgers Silver Plated Tea & Coffee Set • Melon Pattern (Appraised at over \$500., Approx 5 Years Ago)
- Antique Victorian Marble Top Table
- Large Seven (7) Piece Entertainment Center (Book Shelves • Shelving & Adjustable)
- Double Wash Tub Planter w/Stand
- Covered Yard Swing

AND MUCH, MUCH MORE



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