



REAL ESTATE ESTATE AUCTION

OWNERS: Estate of Mr. & Mrs. Ralph A. and Opal Foust



LOCATION: 3030 N. 14th Street - Poplar Bluff, MO

**DIRECTIONS: Take North Main Street to Barron Road, Turn Left to North 14th Street, Turn Right and
*WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!***

Due to the Death of Mr. & Mrs. Foust, The Following, To Include a Four (4) Bedroom • Two (2) Bath Home w/Approx 7.50 Acres M/L, Shop Building and Bar-B-Que Patio Area w/Lots of Extras Will Be Sold On

**THURSDAY EVENING
Rain or Shine**

6:00 P.M.

**JULY 7th, 2011
Terms: See Below**

REAL ESTATE:

Four Bedroom Brick Home w/2,200 Sq. Ft. M/L of Living Space Plus (+) Dry Storage Under Home, Central Heat & Air and Two (2) Full Baths • Large Family Room and Two (2) Car Garage Shop w/Electric Garage Door Lift and Concrete Floor and Driveway. Beautiful Well Landscaped Lawn w/Lots of Trees, Shrubs and Flowers all Setting on a Lot w/285' Frontage x 200' Deep (1.30 Acres M/L)

ORDER OF AUCTION:

TRACT #1: Home & 1.30 Acres M/L

TRACT #2: .80 Acre w/N. 14th Frontage

TRACT #3: 1.27 Acres M/L w/Easement

TRACT #4: 1.27 Acres M/L w/Easement

TRACT #5: 1.27 Acres M/L w/Easement

TRACT #6: 1.27 Acres M/L w/Easement

Will Be Offered As Singles Then **#7 Total Bid** Will be Added on Six (6) Tracts Then Offered As One Tract w/Home & All Improvements and 7-1/2 Acres M/L w/Easements

Note: 20' x 684' Proposed Easement on South End Will Be At New Owners Discretion If They Choose to Activate!!

ROOM SIZES:

DEN/FAMILY ROOM: 18-1/2' x 22' w/6' x 6' Offset • Large Open Area w/Entrance to Front w/Wrought Iron Decorative Security Bars and Entrance to Back • Warm Morning Gas Stove w/Blower & Thermostat • Lighted Ceiling Fan • Would make Office in County w/No Restrictions

KITCHEN: 18' x 11' w/Linoleum Floor Covering • 12' of Floor Cabinets w/Dbl Sink & 4' Wall Cabinet Over Sink • 5' of Floor Corner Cabinets and 5' of Wall Cabinets • Two (2) 1-1/2' Cabinets on Both Sides of Maytag Gemini Advanced Cooking System Flat Surface Top Electric Range w/Broan Microtek System I Lighted Exhaust Fan Plus 7'10" Wall Cabinet • 6' Snack Bar • Built-in Whirlpool Dishwasher

DINING ROOM: 13' x 11' w/Linoleum Flooring • Double Sliding Doors to Deck • Suburban Gas Heat Stove (Hooked to Back Side of Fireplace)

FORMAL DINING ROOM: 11' x 13' w/Beautiful Chandelier and Hardwood Floors and Knotty Pine Wood Paneling

LIVING ROOM: 13' x 18' w/28' x 4-1/2' Offset • Woodburning Fireplace • Entrance Foyer to Front Door • Hardwood Flooring and Knotty Pine Wood Paneling walls

MASTER BEDROOM: 11' x 11-1/2' w/Two (2) Dbl Sliding Doors • Lighted Closets • Hardwood Floors • Lighted Ceiling Fan

MASTER BATH: 5' x 9' Full Bath w/Shower

BEDROOM #2: 10' x 14' w/Large Dbl Sliding Door • Lighted Closet

BEDROOM #3: 10' x 10' w/3-1/2' x 2-1/2' Offset • 3-1/2' x 6' Lighted walk-in Closet

BEDROOM #4: 9' x 8-1/2' w/Lighted Closet

GUEST BATH: 7' x 8-1/2' Full Bath w/Shower

HALLWAY: 4' x 2-1/2' Plus 3' x 22' w/Coat Closet • Linen Closet and Ceiling /Attic Exhaust Fan

TREATED DECK: 24' x 16' Overlooking Bar-B-Que Patio Area and Back Yard • Steps From Outside and Accessible From Sliding Doors in Dining Room

BAR-B-QUE PATIO AREA: 20' x 30' w/Stone Floor & Brick Walls and Built-in Bar-B-Que Pit

WELL HOUSE: 8' x 5'

GARAGE/SHOP: Detached 26' x 30' w/Concrete Floor & Electric • Genie Bluemax Electric 16' Roll up Garage Door and One (1) Walk Thru Door

CONCRETE DRIVEWAY: To Home and Garage

HOME HAS:

Two (2) Frostproof Hydrants
Built-in Brick Flower Boxes
40 Gallon LP Gas Hot Water Heater

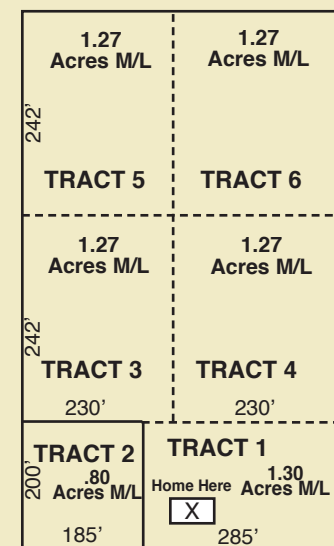
Central Air
Located in County
Has Well for Water

Septic System for Sewer
LP Gas Stove for Heat
Fireplace

PERSONAL REPRESENTATIVE TO ESTATE: RALPH FOUST JR.

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.

**SHOWN BY APPOINTMENT
ONLY BY CALLING
AUCTION COMPANY AT
(573) 785-8800**



Note: Tracts 2, 3 & 5 Have Road & Utility Easement to Batten Property



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