



"SHOW PLACE"
Showing of Real Estate By
Appointment Only by Calling
Real Estate Office Company
at (573) 222-8228

Auctioneer's Note

This Home is Well Built and Maintained!
Concrete Drives and Parking w/Drainage
Next to Shop Buildings • Six (6) Car/Boat
Garages Total and Office

ESTATE AUCTION

ESTATE OF: Mr. John D. Henson / **OWNER:** Mr. Carl Henson

LOCATION: 7106 Woodland Meadows Drive & Corner of
Whispering Pines w/ Double Paved Road Frontage



DIRECTIONS: In Poplar Bluff, MO, Take "67" North to "PP" Highway (Next to Burger King),
Turn West, Go 3-1/2 Miles, Turn Right at Woodland Meadows Drive, Go 1/4 Mile and

Watch for Signs!!! Watch for Signs!!! Watch for Signs!!!

Due to the Death of Mr. John Henson, and to Settle the Final Estate, The
Following, To Include Real Estate, Furniture, Appliances, Yard & Garden,
Collectables & Much More Will Be Sold On

SUNDAY AFTERNOON
Rain or Shine

1:00 P.M.

APRIL 15, 2012
Terms: See Below

REAL ESTATE: Four (4) Bedroom & Two (2) Full Bath Home w/Two (2) Car
Garage • 1,840 Sq. Ft. of Living Space • 400 Sq. Ft. Garage for a Total of 2,240
Sq. Ft. M/L Under Roof. Also Three (3) Outbuildings w/Total of Six (6) Car/Boat
Garage w/Lots of Improvements.

ABOUT THE HOME:

- Built in 1977
- 14' x 30' Extra Concrete
Parking North of Home
- Large Concrete Covered
Front Porch 7' x 38'
- Brick & Vinyl Construction
- 4 Bedrooms
- 2 Full Baths
- Furnace & Hot Water Room
w/New 50 Gal. Hot Water
Heater
- Exterior Perimeter Lighting
- 3 Dusk to Dawn Lights
- Two Heat Pumps (3 & 5
Years Old)
- County Water w/Rain Soft
Water Softener
- County Sewer

- White Vinyl Fence
- Brick Columns w/Lights on
Driveway Entrance
- 82' x 15' Concrete
Driveway (Two Driveways)
- Guttering & Downspouts
- Concrete Sidewalks
- Three Outside Hydrants
(Two on Home & One
Frostproof by Shop)
- 1,840 Sq. Ft. M/L of Living
Space
- 400 Sq. Ft. M/L Two Car
Garage w/18' Garage
Door & Liftmaster Door
Opener w/Remote
- 2,240 Sq. Ft. M/L Under
Roof
- Wood Laminated & Berber
Carpeted Floor Coverings

- Lighted Flag Pole
W/Decorative Rock Base
- Cable TV Available
- Beautiful Well Kept Lawn
w/Shrubs, Flowers &
Trees
- Lot Size 180' x 208'
- Taxes: Approx \$800
Yearly
- Corner Lot: Woodland
Meadows Drive &
Whispering Pines
- 20' x 22' Patio Area
w/Decorative Concrete
Block Walls
- Total Electric
- Roof: Approx. 6 Years Old
on All Buildings (25 or 30
Yr. Roof)

ROOM SIZES:

SUNKEN DEN: 13' x 20' w/ Berber Carpeting & Dbl French Doors to
Patio Area

KITCHEN: 15' x 14' w/ Oak Custom Built Cabinets (Like New) w/2 Lazy
Susans & Built-in Bread Box • Dbl Deep Stainless Steel Sinks • 14' x 3'
Snack Bar w/Storage Between Kitchen & Dining Room • Built-in Maytag
Quiet Series 200 Dishwasher • Built-in Spacemaker XL GE Microwave
Oven • 12' of Oak Custom Floor Cabinets w/Glass & Oak Display • 10'
of Wall Cabinets Where Refrigerator is • Across Kitchen 7' of Floor
Cabinets w/GE Flat Surface Electric Range • 9-1/2' of Wall Cabinets w/2'
Floor to Ceiling Can Goods Pantry

FORMAL DINING ROOM: 18' x 11' w/Lighted Ceiling Fan

MASTER BEDROOM: 13-1/2' x 15' w/ 8' x 7' Full "Bath w/Shower &
5-1/2' x 7' Walk-in Lighted Closet w/Built-in Racks • Lighted Ceiling Fan

BEDROOM #2: 13-1/2' x 10-1/2' w/Lighted Closet & Built-in
Adjustable Shelving & Storage Racks • Lighted Ceiling Fan

BEDROOM #3: 17' x 9-1/2' w/ Dbl Lighted Closet w/Built-in Racks &
Storage • Lighted Ceiling Fan

BEDROOM #4: 10-1/2' x 10' w/Lighted Closet w/Built-in Racks &
Storage • Lighted Ceiling Fan

ENTRANCE FOYER: 4-1/2' x 3' M/L

FURNACE/HOT WATER ROOM: 2-1/2' x 8' (New 50 Gallon Hot
Water Heater)

HALLWAY TO BEDROOMS: 3' x 9' w/3' x 2-1/2' "L" Shape Hallway

HALLWAY TO GARAGE: 35' x 13'

LAUNDRY ROOM: 3-1/2' x 9' w/Washer & Dryer Hookup & Water
Softener

TWO (2) CAR GARAGE: 25' x 20' w/Liftmaster Door Opener
w/Remote, 18' Garage Door, One Walk Through Door to Patio

THREE OUT BUILDINGS:

BUILDING #1: 18' x 36' (648 Sq. Ft. M/L) One Car Boat/Car Garage
• Finished on Inside & Has Electric Liftmaster Garage Door Lift w/Remote

BUILDING #2: 24' x 24' (576 Sq. Ft. M/L) Two (2) Car Garage &
Finished on Inside & Both Doors Have Electric Liftmaster Garage Door Lift
w/Remotes

BUILDING #3: 30' x 30-1/2' (915 Sq. Ft. M/L) w/One Car Garage
with 7' x 8' Offset w/Rollup Door • 11-1/2' x 15' Office w/Heat & Air •
3/4 Bath w/40 Gallon Hot Water Heater & Front Part of Office/Work
Area 15-1/2' x 9-1/2' w/Work Counter (Would Make a Nice Apartment)

BRIEF LEGAL DESCRIPTION: Lot #17 of Batson Mini
Farms, Second Addition



FURNITURE & APPLIANCES:

Maytag Refrigerator w/Ice Maker
Maytag Under Counter Dishwasher
Hampton Bay Air Conditioner
Maytag Commercial Quality • Super
Capacity Quiet Series Washer
Maytag Commercial Quality • Super
Capacity Quiet Series Dryer (Both Like
New)
19.8 Amana Refrigerator w/Ice Maker &
Fingerproof Front & Sides
Small Chest Type Freezer (Like New)
Dining Table w/6 Chairs on Casters
6 Legged Table
Couch & Matching Love Seat
Corner Entertainment Center
Blonde Desk & Chair
4 Drawer Child's Chest
5 Drawer Chest & Matching Dresser Base
2 Bar Stools

Small Brown Desk
Panasonic Surround Sound
System
Small Chest
Lamp Table
2 Rocking Recliners
Full Size Bedroom Set
Antique 4 Poster Full Size
Bedroom Set w/Chest &
Dresser w/Round Mirror
Butler Stand
Full Size Bed & Dresser
Sears Kenmore 12 Amp Micron
Vacuum Cleaner
Sharp HDTV Energy Star TV
Emerson 19" Color TV
2 Programmable Scanners
Samsung 42" Color TV
18" Emerson Color TV
12" Color TV

Special Listing: Carrier High Efficiency Weather Maker
3 Ton Heating & Cooling Unit (2 years Old & Like New)

MISCELLANEOUS:

Large Lot of Figurines of All Kinds
Lot of Collectable Glassware
Lamps & Table, Floor, Touch & Desk
End Tables
Fan
Mirrored Back Shadow Box
Lot of Small Electrical Kitchen Appliances
Lot of Flower Arrangements
Home Interior
Dolls
Uniden Cordless Phone w/Answering
Machine
Double Door Metal Cabinet

Adjustable Racks
Trash Cans
Bicycle
VCR Player
Antique Chrome Table w/4
Chairs
3 - 36" Storm Doors (1 w/Pet
Entry)
5 Burner Ventless Gas stove
Lot of Cabinet Hardware
Pots, Pans & Dishes
Silverware
Kitchen Cooking Utensils
& Much More

Special Listing!! Large Lot of Cardinal Collectables, Hats,
Caps, Pictures, Banners, Signed Autographs & Much More

YARD, GARDEN & TOOLS:

Troy Built Rear Tine 5 HP Pony Garden
Tiller
Lot of Hand & Power Tools
Roll-A-Way Round Double Stack Tool Box
on Casters
Large Lot of Brand Name Mechanic's Tools
Patio Set w/4 Chairs & Umbrella
2 Metal & Wood Benches

2' Step Ladder
Lighted Outdoor Train Display
Shepard Hooks
Garden Hose Reel
Water Coolers
Fire Extinguishers
Lot of Cabinet Hardware
Ridgid Shop Vacuum

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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