

REAL ESTATE & ESTATE AUCTION

OWNER: Mrs. Lavena M. (Lewis) Hillis

Location: 1920 Northwood Drive • Poplar Bluff, MO

Directions: Hwy. 67 North to US Bank, Turn East on Northwood, Go One Block and

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

Due to the Death of Mr. Lewis Hillis (Well Known Real Estate Salesman & Former POW) and Health Reasons, Mrs. Lavena M. Hillis Has Entered into a Nursing Home and Will Be Selling the Following, To Include: **Real Estate, Truck, Car, Furniture & Appliances, Yard & Garden, Riding Mower and Much, Much More on**

SATURDAY MORNING
Rain or Shine

10:00 AM

JULY 5th, 2014
Terms: See Below

REAL ESTATE: Four (4) Bedroom, Two and Three Quarter (2-3/4) Bath Brick Home with Two (2) Car Garage and Walkout Basement. Two (2) Full Kitchens (1 Up and 1 Down) • Concrete Driveway in Front and Concrete Driveway to Basement From Back w/Entrance From Alley. Home has 2,790 Sq. Ft. of Living space & 899 Sq. Ft. Garage For a Total of 3,689 Sq. Ft. M/L Under Roof

LEGAL DESCRIPTION: All of Lot #1 & Lot #2 and West 39' of Lot #3 - Block #4 of Northwood Hills Subdivision.
Note: Lot #1 is a Buildable Lot for Home - After all Inspections from City, Sewer, Utility Easements and Set Backs. (Corner Lot w/Nice Lawn, Trees & Shrubs • Excellent Location)
• **TAXES:** \$1,106.02 Total
• **ZONING:** RS2 Single Family Residential
• **TOTAL ELECTRIC HOME**
• **Built in 1985**
• **METAL ROOF:** Approx. Two (2) Years Old w/Gutter & Downspouts

- **MAIN BREAKER:** Two Hundred (200 Amp Main
- **HOT WATER:** Fifty (50) Gallon Electric Hot Water Heater
- **MAINTENANCE FREE**
- **Water, Electric, Sewer & Cable:** City
- **Brown Brick Home**
- **Exterior Walls:** 6" & Well Insulated
- **Windows:** Dual Therm & Tilt for Easy Cleaning
- **Heat & Air:** Central Heat & Air (New Central Air April 2014)



255.9 Frontage on Northwood Drive
200' M/L on Westmoor Drive
133' Alley



Room Sizes: Upstairs

- **LIVING ROOM:** 26' X 15-1/2' w/Lighted Ceiling Fan
- **KITCHEN & DINING ROOM COMBINATION:** 12' x 13-1/2' w/ Built-in Dishwasher, Magic Chef Electric Range & Oven, Air Care Stainless Steel Range Hood and Double Stainless Steel Sink • 25' of Floor Cabinets and Snack Bar and 25' M/L of Custom Built Wall Cabinets
- **BEDROOM #1:** Master 15' x 13' w/5' x 7' Walk-in Closet and Accessible to Bathroom
- **BEDROOM #2:** 12' x 13' w/Double Louvered Doors • Lighted Closets and Entrance to Bathroom
- **BATHROOM #1:** Three Quarter (3/4) Bath w/ Walk-in Shower - 9-1/2' x 6' w/7' x 4' Offset • 4' Cabinet w/Sink • 4' x 34" Mirror
- **BATHROOM #2:** 5' x 12' w/4' Sink • 4' x 34" Mirror Above Sink • Full Bath w/Enclosed Tub & Shower • Linen Closet • Laundry Chute To Downstairs
- **LAUNDRY ROOM:** 11' x 11-1/2' w/6' White Custom Built Cabinets & Walk out Back Door and Dbl Sliding Doors From Kitchen/Dining Room
- **FRONT COVERED PORCH:** 8' x 15'
- **TWO (2) CAR GARAGE:** 25-1/2' x 29' w/Genie Pro Automatic Garage Door Lift w/Remotes

- **HALLWAY:** 3' X 15' w/Linen Closet on End of Hall and Entrances to Bathrooms and Bedrooms

Downstairs

- **FAMILY ROOM/DEN:** "L" Shape 10-1/2' x 14' Plus 14' x 18' w/Custom Built Storage Cabinets to Ceiling • Lighted Ceiling Fan & Walkout to Back of Home
- **KITCHEN:** Full Kitchen 10' x 10-1/2' • Dbl Stainless Steel Sink • Autocrat Electric Range • 14 Running Feet of Wall Cabinets & 7' of Floor Cabinets
- **BEDROOM #1:** Large 14' x 21-1/2' w/ Lighted Storage & Closets
- **BEDROOM #2:** 14' x 12' w/Lighted Closets w/Louvered Doors
- **BATHROOM:** Full Bath 5' x 11' w/Shower • 4' Cabinet w/Sink & 4' x 35" Mirror Over Sink
- **LAUNDRY ROOM:** 14' x 10' w/Washer & Dryer Hookup • Storage Under Stairway 3-1/2' x 12' and Laundry Chute from Upstairs
- **HALLWAY:** 3' x 16'

Yard & Garden

- 7' Fiberglass Davidson Ladder
- Baracuda Weedeater Leaf Blower
- Featherlite Weed Eater
- Murray 6-1/2 HP • 22" Cut Mower
- Weedeater 5HP 22" Cut Mower
- 6' Aluminum Ladder
- Campbell Hausfield Air Compressor w/Extra Hoses
- Fishing Rod • Folding Stool • Camping Chair
- B&D Hedge Trimmer
- Lot of Hand & Power tools
- Metal Shelving
- Clothes Racks
- Loading Ramps
- Lawn & Garden Tools
- Gas Cans
- Frog Gig
- Tool Box Drop Light
- Dirt Devil Vacuum
- **& Much More**

South Poplar Bluff, MO

This Property Will Be Sold From the 1920 Northwood Drive Location on Saturday, July 5th at 12:00 Noon

LEGAL DESCRIPTION: Lot # 2 Jolly & Randall Subdivision
TAXES: \$13.92
ZONING: RS3 - Single Family Residential
FLOOD ZONE: No
Victor Street, Fair Street and Pike Street Fronts the Property and 20' Set Back From Edge of Property on All 3 Sides on 40' Set Back From Middle of Road on All Three Sides



Furniture & Appliances:

- GE 22 Cu. Ft. Refrigerator w/Ice Maker & Ice & Water Dispenser in Door • Side x Side w/Fingerproof Front & Sides (Like New)
- Whirlpool Commercial Quality Super Capacity Washer
- Whirlpool Commercial Quality Extra Large Capacity Dryer
- Hotpoint Refrigerator w/ Fingerproof Front & Sides and Ice Maker
- Round Breakfast Set w/4 Chairs
- Whirlpool HD Washer and Dryer (Older Set)
- 2 Twin Beds
- 4 Drawer Chest & Matching Dresser
- China Cabinet
- Seven (7) Piece Set of Wooden Furniture w/Pattern Design (Rocker, Couch, Chair, Ottoman, Coffee Table & 2 End Tables)
- King Size Bed w/Night Stands & Chest
- Breakfast Set (White w/ Chopping Block Top & 4 Chairs)
- Queen Size Bed, Dresser w/ Mirror, Chest and Night Stand
- Dining Room Table w/6 Chairs
- Large 7-1/2' Double Lighted China Cabinet (Oak & Glass)
- Overstuffed Recliner
- Overstuffed Chair w/Ottoman
- Couch
- Coffee Table & 2 End Tables
- Entertainment Center
- Lamps
- Lot of Christmas Decorations
- TV Stand w/Roll-Up Bottom
- Glass & Brass Shelf
- CD Stereo w/Speakers & Chest
- Rocking Recliner
- Exercise Bicycle
- Round Table Lamp
- Wicker Back Chair on Castors
- 2 Twin Beds
- Hoover Wide Pass 12 Amp Vacuum Cleaner
- TV Stand & Coffee Table
- Folding Stepladder
- Folding Metal Chairs
- 2 Swivel Bar Stools

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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 at Closing.



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