

LAKE CHARLES REAL ESTATE AUCTION



OWNERS: MR. & MRS JAMES AND JOYCE BRYSON

LOCATION: From Black Rock, AR, Take 25 South to "Powhatan Historic State Park" and Continue South on Hwy "25" Approx. Four (4) Miles (Towards Strawberry) One Half Mile Past Lake Charles State Park • Turn Right on Lawrence County Road 262, Go One (1) Mile to the Right on Ct. Rd. 260, Then Right on Ct. Rd. 259 and

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

Mr. & Mrs. Bryson, Due to Other Interests, Have Bought a Home Out-of-State, Are Moving and Will Be Selling Their Home on Lake Charles On

THURSDAY AFTERNOON

5:30 PM

JULY 11th, 2013

Rain or Shine

Terms: See Sale Bill or Go Online



REAL ESTATE: Consists of a Three (3) Bedroom, Three (3) Bath Pine Log Siding Home with Lots of Improvements and Approx. 1,770 Sq. Ft. M/L of Living Space. Sets on Six (6) Lots and Has a Large Shop Building, Storm Cellar, Storage Shed and Boat House on Lake. Paved Driveway and Covered Deck on End and Covered Back Porch w/Double French Doors From Master Bedroom.

OPEN HOUSE
SUNDAY, JUNE 30TH, 2013
FROM 1:00 P.M. TO 3:00 P.M.



Extras & Things to Know

- County Water: Lawrence County Rural Water
- Electric: Craighead Electric
- Sewer: 1,000 Gallon Septic w/110' of Field Line (New)
- Joins Lake and Has Two Stall Boat Dock and Fishing Pier.** Deck is 8' x 12' w/Railing • Covered 5' x 26' Wooden Treated Sidewalk and 17' x 20' Covered Boat Stalls (For 2 Boats)
- Prefab Garage/Shop Building:** 32' x 40' w/Window Air • Concrete Floors • Insulated • Electric and Wired for 220 • Two (2) Rollup Doors • One Walk Thru Door • 10' Ceilings • Three (3) Windows and Stairway w/Storage
- Concrete Storm Cellar:** 5-1/2' x 8-1/2' w/Steel Door
- Storage Shed:** Metal 8' x 8'
- Carpport/Boat House:** 12' x 20' for Dry Storage
- Well Kept Lawn w/Shrubs, Flowers & Blooming Cactus
- Asphalt Driveway & Parking Area
- Six (6) Lots and Approx. Three (3) Acres M/L
- Located on Kegley Cove on Lake Charles (Seven Hundred (700) Acre Man Made Lake)
- State Park on Lake w/Boat Ramp • Swimming Beaches & Fishing Piers • Excellent Fishing & Camping
- Launch Your Boat From Your Own Property
- Cedar Log Siding Mobile Home w/ Additions

Room Sizes & About the Home

- FAMILY/LIVING ROOM:** 13' x 15-1/2' w/Large Cedar Slab Landing (Very Unique) and Wooden Faux Hardwood Floors • Pine Siding Log Walls
- SUNROOM:** 19' 9" x 9' 9" w/Lots of Windows and Hardwood /Flooring
- KITCHEN:** 13' x 13' w/Built-in Dishwasher • GE Side-by-Side Refrigerator w/Ice Maker & Ice, Water & Crushed Ice Dispenser in Door w/Fingerproof Front and Sides, Gas Range (LP) • Custom Built Wall & Floor Cabinets and Floor to Ceiling Pantries
- DINING ROOM:** 13' x 14-1/2' w/ Wooden Floors • Wagon Wheel Chandelier • Double Entrance Doors to Covered Deck
- MASTER BEDROOM:** 16' x 20' w/ Lighted Ceiling Fan • Double French Doors to Private Covered Deck • 10' x 16' Three Quarter (3/4) Bath and Large 4' x 16' Walk-in Closet w/Dbi Entrances and Double Sink • Bedroom Has Comfort Aire Window Heat & Air Unit • 14-1/2' x 8-1/2' Private Deck
- BEDROOM #2:** 13' x 11'8" w/ Large Closet • Entrance to Jack & Jill Bathroom
- BEDROOM #3:** 10' x 12-1/2' w/ Large Closet • Entrance to Jack & Jill Bathroom
- BATHROOM #2:** 10'x 7' Full Bath with Entrances From Bedrooms #2 and #3 (Jack & Jill Bathroom)
- BATHROOM /UTILITY ROOM:** 13'2" x 13-1/2' One and One Quarter (1-1/4) Bath w/Large Double Sink and Plate Glass Mirror • Washer & Dryer Hookup
- HALLWAY:** 30" x 20' w/Hall Closet & Entrance to Bedrooms & Family Room
- CENTRAL HEAT & AIR**
- COVERED PATIO / DECK:** Approx. 15' x 23' w/Two (2) Sets of Steps • Rock Front Entrance Area • Entrances to Dining Room & Sun Room • Three Layers of Flooring for Barbecues or Fish Frys
- DRY PARKING:** 10-1/2' x 16' Covered Area on Back Corner of Home (Park Tractor, Mower, 4 Wheeler etc.)



AUCTIONEERS NOTE:
This Home is a Showplace and a Must See!!! If you are Looking for a Nice Home, Shop, Storm Cellar, Boat House etc on the Lake Then **DON'T MISS THIS AUCTION!**

Auction is Real Estate Only!!
So Please Be On Time!!

TERMS ON REAL ESTATE: 10% Down Day of Auction • 4% Buyers Fee (10% & 4% 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 Deed.



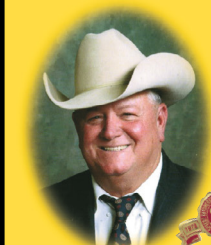
Call 870-598-2689
with any questions

Real Estate Co-Broked by Magee Auction & Realty and Speedy Ketcherside Auction & Realty



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