

# REAL ESTATE & MOVING AUCTION

**OWNERS: Mr. Charles Medlin**

**Location:** From Poplar Bluff, MO, Take "67" South to Hwy 160 West (Towards Doniphan), Turn, Go 1-1/2 Miles to Pebble Creek Estates, Turn Right and **WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**

Mr. Medlin is Selling His **Home, Furniture & Appliances, Riding Mower, Garden Tiller, Air Compressor & Much More** and Moving Back To California To Be With His Family

**SATURDAY MORNING**

**10:00 AM**

**JUNE 15, 2013**

**Rain or Shine**

**Terms on Real Estate: See Below**



**REAL ESTATE:**

**1999 BELMONT SUMMIT MOBILE HOME**

- **LIVING ROOM:** 14'10" X 16-1/2' w/ Cathedral Ceiling • Carpeted
- **Two Bedrooms** (Master Bedroom Has Walk-in Closet & Ceiling Fan)
- **Two Full Baths** w>Showers
- Kitchen, Dining Room & Laundry Room (Has Cathedral Ceilings) • Built-in Brown Electric Range, GE Dishwasher and Dbl Stainless Steel Sink
- 16' x 70' (15-1/2' x 67' = 1,030 Sq. Ft. M/L of Living Space
- **Hot Water Heater:** Thirty Gallon (Installed August 2005)
- **Total Electric**
- Central Heat & Air
- **Sewer:** Septic (State Approved)
- **Water:** County Water District #1
- 200 Amp Main
- **Treated Deck:** 27-1/2' x 16' w/9' x 5' Covered Back Porch w/3' Railing
- **Dog Pen:** 3' Tall x 38' x 16'
- 10' x 8' Front Porch
- **TAXES:** 307.41 year
- **LOT SIZE:** 170' x 340' (1.4 Acres M/L)
- **BRIEF LEGAL:** Lot #2 - 160 Pebble Creek Estates - Harviell, MO
- **Nice Lawn** w/Trees, Shrubs & Flowers & Outside Security Light
- **2 Frost Proof Hydrants**
- Concrete Block Underpinning

**FURNITURE & APPLIANCES:**

- 4 Piece Queen Size Bedroom Set (5 Drawer Chest • Dresser • Night Stand & Bed
- Crosley 18 Cu Ft. Refrigerator w/Ice Maker • Black • 2008
- Sears Kenmore 5 Cu. Ft. Chest Type Freezer
- Queen Size Bed
- Chest
- Night Stand
- Dirt Devil 12 Amp Vacuum Cleaner
- Typewriter Stand
- Glass & Oak Hall Table
- 3 Piece Leather Inlaid Coffee Table & 2 End Tables
- Brass & Glass Round Coffee Table
- Swivel Rocker
- Simulated Leather Rocker /Recliner
- Magazine Rack Table
- Lamps & Pictures
- Bench Type Breakfast Set (Pine w/ Storage Under Benches)
- Lot of Small Kitchen Appliances
- Computer Stand
- Fan
- **& Much More**

**LAWN, GARDEN & SHOP TOOLS:**

- Ariens 22 HP VTwin Riding Mower w/46" Cut • Garage Kept • Hydrostatic/ Automatic (Like New)
- Yard Machine Front Tine Garden Tiller • 139CC OHV Power Mower Engine w/13", 22" or 24" Adjustable Tines (Like New)
- Poulan Pro 445 Chainsaw w/3 Attachments (Extended Limb Saw • Tiller & Weed Eater)
- Contractor 1250 Watt Gas Powered Generator
- Campbell Hausfield 2.5 HP Air Compressor on Wheels
- Lot of Air Tools
- Weed Eater 22" Cut Push Mower
- Poulan Chain Saw w/18" Bar & Carrying Case

**MISCELLANEOUS:**

- Square Glass Patio Set w/ Umbrella & 4 Chairs
- Tru-Temper Consumer Preferred Rubber Tired Wheel Barrow
- Easy Strider Walker / Exerciser
- Garden Hoses
- Trade Pro Creeper
- Roll-A-Round Work Stool
- One Gallon Spray Tank
- Sears 4" Belt Sander
- Heavy Duty Extension Cords
- Gas Cans
- Black & Decker Dual Wheel Grinder
- Timing Light
- Bostitch Electric Stapler
- Thermal Server Thermos
- Wind Machine Fan
- Toolbox & Toolbox Base
- 2 Sets of White Louvered Doors
- Bolt Cutters
- 8' Aluminum Ladder
- Levels
- Pet Taxi Cage
- Broan Heater/Fan/Light/For Bathroom
- Grease Gun
- Hand Saws
- Yard & Garden Tools

**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.

**Call Auction Company at 573-222-8228 for Showing of Real Estate Prior to Auction or go Online at [www.speedyketchersideauctionandrealty.net](http://www.speedyketchersideauctionandrealty.net) For More Details**

**SHOP BUILDING**

- 22-1/2' X 24-1/2' (550 Sq. Ft. M/L)
- 10' x 8' Tall Garage Door w/ Legacy Electric Lift w/2 Remotes & Programmable Keyless Entry Pad & Electric Eye w/Safety Stop
- Electric to Shop
- 30" Walk Thru Door
- 2 Side Windows
- Concrete Floors
- Shelving



**AUCTIONEER'S NOTE: First Time Home Buyer or Investor, This Home is Nice and a Must See! Why Rent When You Can Buy? Very Clean Auction!!! "COME SEE"**



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Poplar Bluff 573-785-8800  
Lake Wappapello 573-222-8228  
Home Phone 573-222-8815  
Fax Number 573-222-8321  
E-Mail: [speedyketcherside@hotmail.com](mailto:speedyketcherside@hotmail.com)  
[www.speedyketchersideauctionandrealty.net](http://www.speedyketchersideauctionandrealty.net)