

**SHOP/BARN:** 41' X 82' Clear Span (3,362 Sq. Ft.)

- 16' Wide x 15-1/2' Tall Sliding Doors on Each End
- Electric
- 16' x 82' Lean-To on Side
- Will Hold Approx 10,000 Square Bales of Hay
- Tall Enough for Combine or Pontoon
- Drive Thru From One End to Other

**Real Estate w/Home & Barn and Cook Building:**

**TRACT #1:**

- Consists of Thirteen Acres M/L (Nine Acres w/Home/Shop & Pasture in Front and Four Acres Horse Lot in Back)
- Garden Spot
- Round Horse Breaking Pen
- Cook Building
- Several Paper Hull Pecan Trees
- Approx 150 Large Cedar Trees

**STOCKED FISHING PONDS** (2) Catfish, Bass, Hybrid & Regular Bluegill

- Two (2) Story Play House w/Deck
- Heart Shaped Rock & Concrete Patio w/Fireplace
- Lots of Trees, Flowers & Shrubs
- Approx 1/2 acre

**TRACT #2:** Forty (40) Acres M/L of Row Crop

- Presently Fenced for Pasture (Seller Will sell Fenced Area With or Without Fencing)
- Permanent Pasture w/Bermuda, Fescue & Orchard Grass
- Mr. Pipkin Has Raised Corn, Beans, Alfalfa & Beef on this Farm
- Cotton Can Be Raised

**FENCING:**

- Metal Posts & Woven Wire
- Corner Posts Set in Concrete

**CORRAL:**

- Cattle Working Pens
- Treated Posts Drilled Through the Center w/1-1/4" Pipe Then, 2" Steel Pipe Over Drilled Pipe, No Bolts, Screws or Sharpies to Cut or Wound Cattle
- Catch Pen w/Head Chute for Treating & Vaccinating Cattle
- Two (2) Outside Frost Proof Hydrants
- Seller will Sell Row Crop Land with or without Fencing

**TRUCK:** 1967 Customized Chevrolet Chevy 10 Pickup

- Garage Kept
- 3 Speed on Column
- 235 6 Cylinder
- Body Very Good to Excellent
- Mr. Pipkin is Second Owner

**& MUCH MORE TOO NUMEROUS TO MENTION**



**OVER TWENTY (20) GUNS:**

- Benneli Super Black Eagle 12 Ga Auto-Camo
- Model 97 Winchester Pump 12 Ga
- Browning Automatic 7 MM Rifle w/ Bushnell 45 Scope
- Remington Mdl 700 7MM Mag w/ Simmons Scope w/Bolt Action
- Remington Mdl 742 30:06 Semi-Automatic
- Browning 12 Ga Turkey Special • Pump
- Taurus 17 Caliber Model 172 Pump • Stainless Steel Rifle
- Henry Lever Action 17 Cal HMR w/ Banner Scope
- Winchester Lever Action 17 Caliber Mdl 9417
- Savage 17 Cal Bolt Action Stainless Steel w/Stainless Steel Bushnell Scope
- Remington Mdl 597 Magnum Automatic
- 17 Caliber Single Shot w/Banner Scope • Laminated Stock
- Stevens Mdl 30 17 Cal w/Hexagon Barrel • Breach Load
- Marlin Mdl 25 22 Magnum Bolt Action w/Simmons Scope
- Rossi 17 Caliber Stainless Steel w/4:10 Shotgun Barrel
- Winchester Mdl 94 30:30 Lever Action Deer Rifle
- K-Mart Dbl Barrel 20 Ga Shotgun
- Stevens Dbl Barrel 12 Ga Shotgun
- Thompson Center Arm 50 Caliber Black Powder w/Maverick Scope
- Ward Western Field 20 Ga Mdl 32 Pump

**FURNITURE:**

- Plush Couch & Love Seat
- 2 End Tables & Coffee Table
- Half Round Hall Table w/Inlaid Marble
- Wooden Corner Cabinet
- Amish Carved Desk w/Mirrored Top (2 Piece)
- Round Table & 2 Covered Chairs (Hall Set)
- Queen Size Sleigh Bed w/ Chifforobe & Dresser (Nice)

**MISCELLANEOUS:**

- Smokey Mountain Series Gas Smoker
- Central Machinery Wood Router w/ Full Size Table
- Stack New 10' Conduit
- Lot of Electrical Wire
- Several LP Tanks (Some Full)
- Kegs of Bolts, Pull Pins & Etc.
- 5 Bicycles
- 3 Stacks Telephone Poles
- Lot of Truck Tires
- 100# Electric Sausage Grinder
- Lot of Hand & Power Tools
- F350 & F250 Tail Gates

**Real Estate Shown, By Appointment Only, By Calling  
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Go Online: [www.speedyketchersideauctionandrealty.net](http://www.speedyketchersideauctionandrealty.net)**

# REAL ESTATE & MOVING AUCTION

**OWNERS: Mr. & Mrs. Jack & Malissa Pipkin**

**LOCATION:** From Rector, Arkansas, Take 49 North, Go One Mile, Turn Left on Clay County Road 483 North, Go One (1) Mile, Turn Left on County Road 480, Go 1/4 Mile, Make a Right, Go One (1) Mile, Turn Left into Private Drive and

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

Mr. & Mrs. Pipkin Have Bought a Bigger Farm Out of The Area and Will Be Selling Their Real Estate Consisting of Two (2) Tracts, Home & Thirteen (13) Acres and Forty (40) Acre Row Crop/Pasture. There Will Also Be Furniture & Appliances, Customized Truck, Tractors & Equipment, Trailers, Tools, Guns and Much, Much More on

**Saturday Morning 10:00 A.M. April 20, 2013**  
**Rain or Shine Terms: See Below**



**HOME:** Two (2) Story Home with Four (4) Bedrooms, One and One-Quarter (1-1/4) Bath, Two (2) Full Baths and One Three-Quarter Bath (3/4) (4 Bathrooms Total). Home Has 2,900 Sq. Ft. of Living Space Plus (+) 23' x 40' Storage Work Shop in Attic w/Flooring (920 Sq. Ft. M/L) for a Total of 3,820 Sq. Ft. M/L Under Roof.

**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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Wappapello, MO 63966



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## Downstairs:

**LIVING ROOM:** 25-1/2' X 17-1/2' w/Large Tile 1/4 Way Up on Side of Walls • Brick Wood Burning Fireplace w/Cherry Mantle • Brass & Glass Fireplace Doors & Set.

- Lots of Custom Built Molding and Trim.
- Beautiful Teak Wood Flooring & Marble (Less than 5 Years old)
- Recessed Lighting
- Patio Door to Concrete Patio Area
- **PATIO AREA:** 12-1/2' x 15-1/2' w/Concrete Floor & Railing & Covered Deck
- Tilt Vinyl Double Pane Windows for Easy Cleaning

**KITCHEN:** 13-1/2' X 12-1/2' w/10' x 4' Bay Window

- Marble Floors
- Built-in Kenmore Microwave Oven
- GE Flat Surface Electric Range
- Side x Side Whirlpool Gold Refrigerator w/Fingerproof Front & Sides w/Ice Maker in Door • 25 Cu. Ft. & Water, Light & Ice Dispenser in Door
- **SNACK BAR:** 37" x 7-1/2' w/One Deep Sink & One Shallow Sink & Food Disposal and Bosch Dishwasher
- **CABINETS:** 7-1/2' of Wall Cabinets Over Sink
- 15' of Wall Cabinets Above Refrigerator
- Set of "L" Shape Cabinets w/Lazy Susan

**FORMAL DINING ROOM:** 12' X 13'

- 2'x 9' Bay Window
- Teak Wood Flooring
- Beautiful Chandelier

**BEDROOM/STUDY #4:** 12' X 19' w/3/4"

- Oak Flooring
- Glass Doors
- 7-1/2' x 5' Full Bath w/Shower
- Marble Flooring
- Pedestal Sink

*NOTE: Being Used as Office/Study At This Time*

**LAUNDRY ROOM:** 8' X 5-1/2'

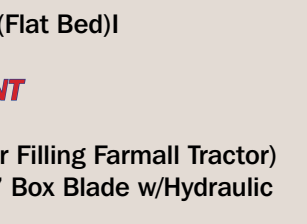
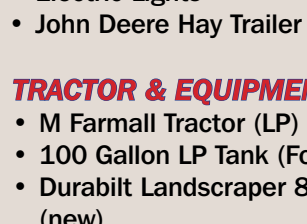
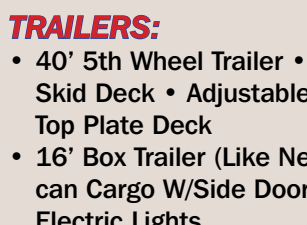
- 3-1/2' Wall Cabinet
- 2' Cabinet w/Laundry Chute From Upstairs
- Washer & Dryer Hookup

**ENTRANCE FOYER:** 4' X 4' Marble Landing to Stairs

- Front Door w/Stained Glass w/Side Pockets
- 8-1/2' x 13' Stairway Area
- Hallway 4' x 10' to Living Room • Bedroom/Office
- Storage Closet

**STAIRWAY:** Window Stairway 4' x 7-1/2' Plus (+) 4' x 6' "L" Shaped

- Teakwood Flooring
- Large Beautiful Glass Chandelier Over Entrance Foyer & Stairway



## TRAILERS:

- 40' 5th Wheel Trailer • Tri-Axle w/Metal Non Skid Deck • Adjustable Loading Ramps & 8' x 8' Top Plate Deck
- 16' Box Trailer (Like New) 2012 North American Cargo W/Side Door • Dbl Doors in Back • Electric Lights
- John Deere Hay Trailer (Flat Bed)

## TRACTOR & EQUIPMENT

- M Farmall Tractor (LP)
- 100 Gallon LP Tank (For Filling Farmall Tractor)
- Durabilt Landscaper 8' Box Blade w/Hydraulic (new)
- 6' King Cutter Box Blade
- 12' Holly Land Leveler (For Rice Levees)
- Woods LR 800 Rock Rake w/Extra Forks
- FS 1000 Land Pride Seeder/Fertilizer
- John Deere Drill
- 2 Row Planter
- JD Top Links & Tractor Weights
- Hydraulic Cylinders
- 2 Point Hitch Arms for International

## Upstairs:

**MASTER BEDROOM:** 25-1/2' x 17-1/2'

- 3/4" Oak Wood Flooring
- Lighted Ceiling Fan
- Walk-in Closet w/Built-in Racks
- Brick Wood Burning Fireplace w/Cherry Wood Mantle

• Brass & Glass Fireplace Doors & Set

**MASTER BATHROOM:** 11-1/2' x 7' Bathroom w/Ceramic Tile Counter Top & Walls

- 10' x 5' Bay Window w/Garden Tub
- 6-1/2' x 5-1/2' Offset w/Commode & Full Shower
- Teakwood Flooring
- Custom Built Cabinets
- Three (3) Large Beveled Edge Wall Mirrors w/Track Bar Light

**TREATED DECK:** 12-1/2' x 15-1/2' Located Off of Master Bedroom

- French Doors to Deck
- **UPSTAIRS ATTIC STORAGE:** 23' X 40' W/ Plywood Flooring
- Work Benches
- Lights
- Blown Insulation

## About the Home:

- Concrete Foundation
- Maintenance Free Soffits, Guttering & Downspouts
- Insulation: 2" x 6" Heavily Insulated Walls
- Roof: Set on 16" Centers • Shaker Shingle (50 Year Roof - 2 yrs old)
- Hot Water: Forty (40) Gallon LP
- Heating & Air: Dual Heat & Air and Unit for Each Floor
- Electric Buried to Home
- Clay County Electric
- County Water w/Fire Hydrant in Front of Home
- Double County Road Frontage (430 & 480)
- Nu-tone Intercom & Music Built-in
- Drainage: Home Has French Drain Next to Home
- Built in 1995
- Vinyl Siding

**DETACHED GARAGE:** 26' x 26-1/2' Two Car Garage

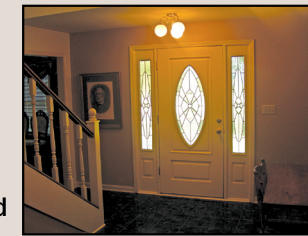
- Lift Master 1/2 HP Professional Line Garage Door Lifts w/Remotes
- Entrance to Garage - 26' x 30-1/2' Concrete & Asphalt
- Asphalt Circle Driveway to County Road

**COVERED PORCH:** "L" Shaped 30-1/2' x 21' x 6' Wide

**CONCRETE BREEZEWAY:** Between Home and Garage

## CATTLE EQUIPMENT

- Stainless Steel Cattle Water Trough
- Metal Gates - 1-10' • 2-12' • 3-14' Gates
- Round Bale Hay Ring
- 8' Homemade Sled



## YARD & GARDEN:

- Sears Craftsman DGT 6000 Yard Tractor/Mower w/54" Belly Mower • Kohler PRO 26 HP V Twin Engine
- Big Hog 2 Wheel Lawn Cart w/Dump
- Handy Man Jack
- 4" Tie Down Straps
- Jet Water Pump
- Simco Electric Spray Tank
- Aluminum AR Lining Jack
- MUCH MORE

