

REAL ESTATE & MOVING AUCTION

OWNER: Mr. Jeffry Sifford

Address: 1405 Memorial Drive - Poplar Bluff, MO

Directions: In Poplar Bluff, Take Westwood Blvd., Turn East on Highland Drive (High School Road), Go Two Blocks To Woodland Drive, Turn Left, Go One (1) Block to Memorial Drive (Back Entrance to VA Hospital) and



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

Mr. Sifford is Selling His **Home, Trailer, Furniture & Appliances, Lawn & Garden, Tools and Much More** and is Moving Out of State to Be Closer to Family and Will be Selling His Remodeled **3 Bedroom, Two Full Bath Brick Home w/Large Den and Three Car Carport** on:

SATURDAY MORNING 10:00 A.M. JANUARY 11, 2014
Rain or Shine Terms on Real Estate: SEE BELOW

REAL ESTATE: Consists of an Older Well Kept Red Brick Home w/3,750 Sq. Ft. M/L (Upstairs & Basement). Comes with Three (3) Bedrooms, Two (2) Full Baths, Large 23-1/2' x 20' Den w/Fireplace w/Gas Log w/Blower & Brass & Glass Fireplace Cover, Large Lighted Double Closets, Double Walkout Doors to Concrete Patio Area and Large 15' x 22' Living Room. Kitchen/Dining Room Combination 9' x 24' w/4' x 9' Offset w/14-1/2' Floor Cabinets and Double Stainless Sink w/New Faucets, Built-in Maytag Jet Clean Quiet Plus Dishwasher, 19-1/2' Running Feet of Wall Cabinets and Lighted Ceiling Fan. Basement w/Washer & Dryer Hookup and Shower.



Extras and More About the Home:

TRAILER: 6-1/2' Homemade Utility Trailer w/Drop Tail Gate Ramp w/Title



- All New Double Pane Argon Gas Windows (Tilt for Cleaning)
- **Budget Billing on Electric:** \$130.41 Monthly (Includes Water, Electric, Sewer and Security Light).
- **Budget Billing on Gas:** Mo. Natural Gas- \$80.00 Monthly (Gas Furnace, Heater & Dryer)
- Termite Inspection Available
- **Built:** 1956 • **Remodeled:** 1970
- **Home Insurance:** Approx. \$1,075 per year
- **Taxes:** \$676.53
- **Hot Water Heater:** 50 Gallon Gas
- Frost Proof Hydrants
- 200 Amp Main for Electric
- Insulated
- Brick & Masonite Lap Siding
- Asphalt Shingled Roof
- Large Concrete Patio Area
- **Triangle Shape Lot:** 160' x 160' x 232' w/Alley in Back
- 30' x 22' Three (3) Car Carport
- Approx. 2,300 Sq. Ft. Living Space Upstairs
- 29' x 51' (1,479 Sq. Ft.) Unfinished Basement w/Shower and Washer & Dryer Hookup
- **BRIEF LEGAL DESCRIPTION:** All of Lot 7 & 8 - Block 19, Northwood Hills Subdivision - Poplar Bluff, Butler County, Missouri



Shown, by Appointment Only, By Calling Auction Company at 573-222-8228 or Go Online at www.speedyketchersideauctionandrealty.net



MISCELLANEOUS:

- 18 Speed Roadmaster Bicycle
- Casio WK-110 Keyboard
- Brass & Glass Chandelier
- Kerosene Lantern
- Total Gym Exerciser
- DT Healthmate Treadmill w/1 Hp Motor
- Scaffolding on Wheels
- Magnifying Desk Mounted Lamp
- Commercial Rinse/Vacuum
- Fishing Rods & Equipment
- Bread Maker
- Lot of Castor Wheels (All Sizes)
- Cast Iron Range Master Fire Pit (New)
- Lot of Shelf Brackets
- 2 Bicycle Racks for Cars
- Vacuum Cleaners
- Mantle Clock
- Handicap Equipment
- Proform Exercise Bicycle
- 2 Wheel Dolly
- 5' Folding Table
- Lot of Ladies Wrist Watches
- Kitchen Step Stool
- Lot of Plastic Storage Totes & Bins
- Christmas Decorations
- Quilting Frame
- Lot of Coolers & Water Jugs
- Lot of Collectable Dolls
- Watch Repair Tools

FURNITURE & APPLIANCES:

- Hotpoint Refrigerator w/Ice Maker & Water in Door
- Hotpoint Flat Surface Electric Range
- Sears Kenmore Super Capacity 3.5 Quiet Tumble Front Load Action Washer
- Sears Kenmore Super Capacity Dryer (Gas)
- Sanyo & Sylvania Flat Screen TVs
- Large Oak Roll Top Desk
- Dining Room Table w/2 Leafs & 6 Chairs
- Red Child's Rocking Chair (1961)
- Hoist
- Stereos w/Speakers
- Hide-A-Bed Couch
- 2 Desks
- Coffee, Lamp, End Table
- Recliner
- 4 Piece Bedroom Set
- Lamps (Floor & Table)
- Couch w/Dbl Recliner
- 2 Swivel Chairs
- Library Table
- TV Stand on Castors
- 3 Bar Stools
- Cedar Lined Chest
- **& Much More**

RIDING MOWER • YARD & GARDEN • TOOLS

- Craftsman 18.5 HP 40" Cut DYT 4000 Riding Lawn Mower
- Troybilt 6 HP Rear Tine Garden Tiller w/Plow
- Double Wheel Stanley Commercial Wheel Barrow
- GC 190 5 HP Front Tine Garden Tiller
- Strip Master Gas Powered Post Auger
- Featherlite Gas Powered Weed Eater
- Lawn Chairs
- Portable Air Tank
- Large Lot of Hand & Power Tools
- Tool Boxes (Carry & Roll-A-Round)
- 3 Battery Chargers
- 2 - 16' Aluminum Ladders
- 8' Wooden Ladder
- 2 Ton Floor Jack
- Yard Tool Rack
- Yard & Garden Tools
- Ryobi Power Tool Set (Jig Saw, Drill, Saw, Sander, Light, 2 Chargers & Case)
- 3 Wet/Dry Vacs
- Car Ramps
- Ryobi Table Saw w/Stand
- Dual Wheel Black & Decker Grinder w/Light
- Drill on Stand
- Linde Paint Sprayer w/Hose & Gun
- One Ton Chain Hoist
- Folding Saw Horses
- King Cut Electric Weed Eater
- Craftsman Router/Scroll Saw w/ Table
- Karcher 1400 PSI Electric Power washer (New)
- Large Roll-A-Round Work Table
- Rubber Maid Storage Closet
- 5 Burner Natural Gas Ventless Heater
- Sump Pump
- Blue Lustre Shampooer
- Small Hand Tools
- Ryobi Band Saw w/Stand

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.



SPEEDY KETCHERSIDE
Auction & Realty



9967 D Hwy T
 Wappapello, MO 63966

Member of State & National Auctioneers Association
 SPECIALIZING in Real Estate, Estates & AUCTIONS of all kinds

LICENSED, BONDED & INSURED
 MISSOURI AUCTIONEERS LICENSE #1
 ARKANSAS AUCTIONEERS LICENSE #1910

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
www.speedyketchersideauctionandrealty.net