



REAL ESTATE & MOVING AUCTION

OWNER: Mrs. Lois Swearingin



LOCATION: 1316 Luther Lane - Poplar Bluff, MO

DIRECTIONS: Take Main Street to Barron Road To North 14th Street, Go 7/10ths Mile and WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!

Mrs. Swearingin is Selling Her Home and Contents and Moving Out of State to Be Closer To Family On

SUNDAY AFTERNOON
Rain or Shine

1:00 P.M.

JULY 17th, 2011
Terms: See Below

REAL ESTATE:

Consists of a Three (3) Bedroom, Two (2) Full Bath Home w/Lots of Improvements to Include Two (2) Car Garage and Added Den w/1,710 Sq. Ft. M/L of Living Space and 430 Sq. Ft. Garage for a Total of 2,140 Sq. Ft. M/L Under Roof. Total Electric and 4' Chain Link Fence in Back Yard.

ABOUT THE HOME:

50 Gal. Electric Hot Water Heater	City Water, City Sewer & City Cable
Taxes are \$584.38 Year	Located in County
Built In 1997	Vinyl Windows
Central Heat & Air	Concrete Street
200 Amp Main	Fire Plug in Front Yard
Vinyl Siding	Beautiful Lawn w/Flowers
Frost Proof Hydrants	Shrubs & Trees
6' x 9' Covered Front Porch	

ROOM SIZES:

LIVING ROOM: 14-1/2' x 19-1/2' • New Carpet in April • Lighted Ceiling Fan • Cathedral Type Ceilings

ENTRANCE FOYER: 6' x 5-1/2' w/Tiled Floor and 2-1/2' x 3' Lighted Coat Closet

KITCHEN: 10-1/2' x 11' w/11' Floor Cabinet w/Deep Double Stainless Steel Sink w/Food Disposal • 8-1/2' Wall Cabinets Above Sink • Frigidaire Built-in Dishwasher • 2-1/2' Angled Cabinet to Left of RCA Electric Range and 5' Angled Cabinet to Right of Range (Electric Range Stays w/Home) • Broan Microtek System I Range Hood and 12' Wall Cabinet

DINING ROOM: 10-1/2' x 8-1/2' w/Walkout to Den

DEN/SUN ROOM: 12' x 15-1/2' • Carpeted • GE Programable Window Air • Lighted Ceiling Fan • Dual Pane Aluminum Windows

MASTER BEDROOM: 15-1/2' x 14' • Carpeted Floor w/Lighted Ceiling Fan • 5' x 8-1/2' Full Bath w/Shower • Linoleum Covered Floor in Bathroom & 3-1/2' x 6' Lighted Walkin Closet

BEDROOM #2: 12' x 11-1/2' w/2-1/2' x 4-1/2' Lighted Closet • Lighted Ceiling Fan • Carpeted

BEDROOM #3: 7' x 12' w/2-1/2' x 4-1/2' Lighted Closet • Carpeted

GUEST BATHROOM: 6-1/2' x 5' w/3' x 3' Offset • Full Bath w/Shower • Triple Mirror Over Sink • Linoleum Flooring & Lighted Ceiling Fan

LAUNDRY ROOM: 5-1/2' x 6' w/Linoleum Flooring

HALLWAY: 41" x 18" w/Linen Closet and Central Heat & Air Unit • New Carpet in April

GARAGE: 19-1/2' x 22' w/5-1/2' x 15-1/2' Offset • Concrete Floor • 18' Decorative Garage Door w/Genie Pro Automatic Garage Rollup Door Lift w/2 Remotes

CHAIN LINK FENCE:

Back Yard 4' x 29' w/10' Drive Thru Gate x 68' on Back Side and 30' Back to Home w/4' Walk Thru Gate

FURNITURE & APPLIANCES:

Sears Kenmore Refrigerator w/Fingerproof Front & Sides w/Freezer on Bottom	GE Microwave w/Turntable Microwave Stand on Castors
Maytag Heavy Duty Commercial Quality Over Size Capacity Plus Washer	Small Breakfast Set w/Extra Leaf & 4 Chairs
Maytag Heavy Duty Commercial Quality Over Size Capacity Plus Dryer	Oak & Glass Corner Kitchen Cabinet
Admiral Refrigerator w/Fingerproof Front & Sides • Ice Maker • 21 Cu Ft • Like New	Four (4) Piece King Size Bedroom Suite (Bed • 2 Night Stands & Double Dresser)
Lot of Small Electrical Kitchen Appliances	4' Desk & Chair
Small Magic Chef Chest Type Freezer	Mirrored Back Curio Cabinet
Couch & Love Seat	Mirror Back Shadow Box
Coffee & End Tables • Oak & Glass	5 Drawer Chest
Hall Table	Upright 5 Drawer Jewelry Box
Magazine Rack	Desk & Chair
Glider w/Matching Glider Foot Stool	Twin Bed
2 Small Tables	Small 4 Drawer Chest
Floor & Table Lamps	Sylvania 13" Color TV w/DVD Player
Small 40" Table / Bar w/2 Stools	Adjustable Book Case
	3 Piece Blonde Queen Size Bedroom Suite w/4 Poster Bed • Chest & Dresser
	All w/Marble Tops

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.

SHOWING OF REAL ESTATE BY APPOINTMENT ONLY BY CALLING AUCTION COMPANY AT (573) 785-8800

MISCELLANEOUS:

Bird Baths & Feeders	2 Quilt Racks
Lawn Chairs	Singer Portable Sewing Machine
Beveled Edge Mirror	Paintings & Pictures
Planters w/Flowers	42" Wooden Shelf
Home Interior	Lot of Can Goods
Large Candle	Decorative Fencing For Flower Beds
Pitcher & Wash Bowl Set	Storage Totes
Pull Chain Grandfather Clock w/Weights	Trash Cans
Nuts, Bolts & Screws Assortments w/Cases	Folding Chairs
Diana Pump Pellet Gun	Radio w/Dual Cassette Player
Fan on Stand	Old Trunk
Electric Heater	Small Fern Stand
Blanket Chest	3 Metal Racks
CD Rack	10 Drawer Chest & Much More



STORAGE SHED:
8' x 12' Hindel Built w/Dbl Doors & Barn Type Roof

SPEEDY

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