

80+/- Ac HOME Sells at AUCTION

1200 SE 771 RD. - LEETON, MO

As I am moving out of state, I will sell the following at auction located from Windsor 4 miles northeast on 2 Hwy to 23 Hwy, then 3 miles to EE Blacktop, then ¾ mile on EE to 771 Rd, then right 1 mile to sale (or from Leeton go East on EE Hwy 4.7 miles to 771 Rd, then right one mile to sale) on

SAT., NOV. 6TH, 2021 - 10 AM

REAL ESTATE

80 ACRES w/ HOME

Said to be the highest elevation in Johnson Co. Whether true or not, the views will say it is! From the upper-level bedroom, walk out on to the composition wood deck and be at the zenith of this beautiful property, breath deep and enjoy! The home is tucked back on the property, yet while the open fields surrounding the front yard give an open view of the property, the outlying timber blocks the sight of neighboring farms. The land is approx. ½ timber, ½ pasture/crop ground, where trophy bucks and turkey have been viewed and harvested.

The home has 3 bedrooms, 2 baths. Warm oak wood flooring compliments the brick mantled wood burning fireplace in the open livingroom/kitchen.

A space-saving spiral staircase connects the three levels of the home.

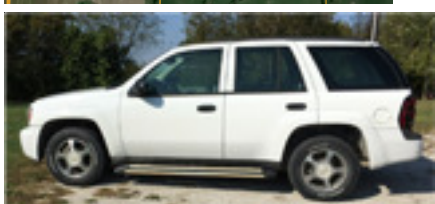
The basement walks-out to a covered patio. The main level sports a covered wrap-around composition wood porch, and log siding.

The yard is cushion-soft with zoysia grass, and the landscaping includes Mo Mammoth Hickory tree, Hardy banana tree, and a host of perennial shrubs and plants.

The home has central heat and air, and Johnson County rural water.

Outside, there is a 30x20 barn, and a quaint garden shed.

Terms of Real Estate: The starting bid on this beautiful property will be \$325,000 and will sell subject to owner's confirmation. Come prepared to buy, as Mrs. Womble has already purchased her new home in Georgia and is ready to start that chapter of her life. The successful buyer will place 20% down day of sale, to be placed in escrow at title company. Closing in approx. 30 days, at which time the buyer will pay the balance of the purchase price, plus applicable closing costs. Seller will furnish title insurance, taxes to be prorated.



SUV

2007 Chevy Trailblazer LS 4x4, Vortec 4200 Inline 6, only 102k miles, white, sharp!!

GUNS • GUN SAFE

Lg Winchester gun safe, 26 rifle, several storage shelves Beretta model 70 7.65 handgun w/handmade holster
Bond Defender 357/38 Spec handgun
Smith and Wesson M&P 15-22 lr, New in box, USA
Winchester model 190 22 l, lr
Remington 22 s, l, lr
Glenfield mod 40 22 lr auto
Diamond 12 ga
The Interchangeable 1900 model Belgium/Rodgers Machine Gun double barrel 12 ga w/ hammers
H&R 10 ga 3 ½" full
Mossberg 22 auto, tube
Duck calls
Ammo, Ammo box, wads, powder, etc
Gun re-loading tools
Old Timer Hunting Knife NIB

TRACTOR • FARM EQUIP

Massey Ferguson 35 Deluxe tractor
John Deere 506 5' brush cutter
3 pt 5' Blade
Wooden chicken coop
Hay wagon

ANTIQUES • COLLECTIBLES

VINTAGE ITEMS

Antique kitchen cabinet
Antique standard size brass bed
Antique Chifforobe
Antique school desk with ink well
Lg Stand-up steamer trunk



SILVER DOLLARS

Morgan Silver Dollars:

1879,1881,1882,1883, 1884,1885,1896, 1899, 1901, 1902,1904, very good, in plastic holders

LAWN & GARDEN EQUIPMENT

John Deere Z355R 0-turn mower, like new
John Deere LT155 15 hp mower
Stihl MM55 Mantis tiller
Stihl Q28 chainsaw, in case
Stihl F536 grass trimmer
Stihl leaf blower
Utility garden seed/fertilizer spreader
2-wheel Wheelbarrow
Garden tools

LANDSCAPING DECORATING

Lg lot of stone from old structure (for landscaping)
Alberta Spruce trees in pots, Scheffleras, Cypress tree, other plants
Portable Green house
Metal plant holders, plant stands, pots, etc
Cast iron kettle on stand
Note: Carol is a Master gardener. She loves growing and decorating with plants. There will be many more plants, pots, potting containers, etc. than is listed here.

TOOLS • MISC

Craftsman 150 psi pancake compressor
14' Aluminum ext. ladder
Dietzgen surveying level with case
Pocket transit sight level in case
9-gal Air bubble
Small hand tools
Great Lakes golf clubs with bag
Pawley's Island Hammock, IOB
3' Bass Pro Shop Firepit, never used

HOUSEHOLD

GE refrigerator w/cross top freezer
Maytag washer and dryer
Butcher block table, 2' sq
Unique yard stick table
Cedar chest
LG 50" television, Element 31" tv
Standard size bed
Chest and nightstand
Lodge cast iron hibachi, NIB
Redwood table, Patio furniture
Small wine rack table
4 Drawer metal filing cabinet

Larry DRENON AUCTION

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CAROL WOMBLE

Terms: Cash, approved check or credit/debit card (Convenience Fee Applied.)
Nothing to be removed until settled for. Not responsible for accidents. Statements made day of sale take precedence over printed material. LUNCH SERVED.