

ESTATE AUCTION

21229 DWYER RD. - WARSAW, MO

Due to the death of Thomas and Dodi Gillman, the following will sell at auction located from Warsaw, Mo north on Hwy 65 approx. 5 miles (or 5 miles south of Lincoln on Hwy 65) to BB Blacktop, then 1.4 mile on BB to OO, then 1.6 mile on OO to Dwyer, then 2/10th mile on Dwyer to sale on:

SAT., SEPT. 25TH, 2021 - 10 AM



22+ Acres

REAL ESTATE

3 Bd 4 Ba Home w/ Walk-out Basement

22+ Acres

Located within minutes of Truman Lake, Lake of Ozarks and the north business district of Warsaw, MO, yet in the country with abundant wildlife!

On the main level of this home we find a spacious kitchen with a Jenn Air cooktop in the island and GE convection oven built in to the wall. The custom built oak cabinets have a pantry with roll-out doors, a built in desk, and a corner Lazy Susan. Adjacent to the kitchen is the dining room with large Pella windows overlooking the acreage.

Next to the dining area is the living room with brick fireplace that has a Country Flame insert. From the living room, you can walk out the Pella sliding glass door to the deck that spans the house from the living room to dining room.

The master bath has a garden spa tub, Jack and Jill sinks, and a large easy-step shower.

The utility room/bathroom is conveniently located by the attached two-car garage and across the hall from the kitchen; it has space-saving pocket doors for privacy.

The main level of almost 1900 sq ft. has three bedrooms and 3 baths. The mostly unfinished lower level has one bathroom, Pella windows and a door that walks out to a patio.

Throughout the home you will find solid wood 6-panel doors and energy-efficient Pella windows.

Home is heated and cooled with an energy-saving Hydrotemp Earth Coupled Heat Pump, with electric back-up.

A new architectural shingle roof was installed just a year ago. The wooded acreage is ideal if you like to hunt or just enjoy watching the wildlife. The stock pond has a dock for fisherman or just to sit and relax awhile. For the toys and tools, there is a 30x40 2 Bay garage/shop with concrete floor and electricity. All of this on a 22+ wooded acreage, just minutes from town.

Terms of Real Estate: **The starting bid on this fantastic property will be only \$225,000, and it will sell ABSOLUTE to the highest bidder with no further reserve!**

The successful buyer will pay 20% down day of sale, to be placed in escrow with the Title Co until day of closing (approx. 30 days). At closing, buyer will pay the balance plus applicable closing costs. Seller will furnish title insurance, and taxes will be prorated. **Contact auctioneer for information or to view this nice property.**

MOTORHOME

2004 Holiday Rambler 42' Vacationer, only 26k miles, 2 Slide-outs NICE

VEHICLES

1998 Jeep Cherokee 4x4, white, 2003 Ford Explorer, 221k miles, auto, needs motor work, less than 200 miles on new tires

FIREARMS

Remington 1100 12 ga, 30" vent, full choke, camouflaged
British Enfield Mark IV 303 Bolt action w/Fajen stock, Weaver scope, Williams mounts

Ruger Super Blackhawk 44 mag
Champion 410 SS Mossberg 500CT 20 ga pump, 28" barrel, mod choke
Savage 245E 22cal/20ga O/U
Marlin Glenfield mod 75 22lr semi-auto carbine, Scope w/Ted Williams model Weaver mounts

ATV and GOLF CART

Polaris 350 liquid cool 2x4 4-wheeler, needs work
Gas powered golf cart, needs work

SCOOTER

Titan handicap scooter

COLLECTIBLES

Space Shuttle Columbia brass spittoon
7-Bradford Exchange Firefighter figurines w/certificates
Bradford Exchange Firefighter commemorative tiles
Fireman weathervane
FireKing relish tray, Sloan oil painting, turkey/wildlife
Old metal utility cabinets
Ant. Composite doll, other old toys and toy chest
Classic rock 8 tracks
Budweiser thermometer
Lg collection Playboy magazines from 1965
Precious Moments figurines

HOUSEHOLD

Queen size Pineapple post bed, chest, 2 night stands, dresser
Queen size 4 post bed, Armoire, lg. dresser
Lg black leather lift chair
Brown upholstered lift chair, like new
Round oak dining table, 2-24" leaves, 6 chairs
Wooden portable wardrobe
Whirlpool high efficiency washer and dryer
Kenmore chest type freezer
Kenmore refrigerator
Whirlpool 20 cu ft upright freezer
Older GE refrigerator
Oak coffee table and 2 lamp tables
Dk blue 3 cushion sofa
Older roll top desk, Bookcases
Small kitchen appliances
3-2 drawer metal filing cabinets
Small Sentry combo safe
Yard nativity set, wisemen, camel, shepherd, etc
Coleman metal cooler, others
Lot of Tupperware
Stoneware dishes- Lighthouse

JEWELRY

Ivory cameo necklaces
Montana Silver jewelry
Misc gold, sterling, other jewelry
Nice oak jewelry armoire

SHOP EQUIPMENT and TOOLS

Campbell Hausfeld 20 gal 3.5 hp air compressor
Popular Mechanics tool chest on wheels
Troy Bilt Pressure washer
Electric chainsaw sharpener
Delta compound miter saw
Craftsman 8 gal wet/dry vac
4"Belt/6" disk sander
Chicago miter saw
Shop Force 16 spd floor model drill press
Port. Schumacher 105 Turbo welder

Bolt and nut cabinets
Stanley 6 1/2' fiberglass ladder
Werner 8' Aluminum step ladder
5' Aluminum, 7' Wooden step ladders
Aluminum ext. ladder
New 15' ratchet tie downs
Craftsman 3 hp 10" table saw
Lifetime 24pc Carbide router bit set
BE&OE wrenches
Hatchets, hammers, air tools, hand tools
2 Wheel dolly
Small shop vac
Homemade barrel stove
Lg wood shop heating stove
Squirrel cage fan

LAWN, GARDEN, PATIO

Nice patio chaise, 4 chairs, table, 2 rockers
Husqvarna YTH 24" Intek V-twin riding mower
Commercial Cyclone Rake 6 hp Tecumseh engine
Craftsman 8 hp chipper-shredder
4x8 Utility trailer w/ramp
Mastercraft 10 yard trailer
Fimco 14 gal sprayer, new in box
Yard Machine push mower
High wheel push mower
Murray 40" riding mower
Craftsman 6.75 Push trimmer
Poulan Pro leaf blower
Stihl Farm Boss 038ABS chainsaw
Remington electric limb saw

BOAT AND FISHING

15' Aluminum V-bottom boat w/trailer
Johnson 10 hp Sea Horse outboard motor
Evinrude 18 hp outboard motor
Old Wooden plugs
Fishing tackle and tackle boxes

MISCELLANEOUS

Lg dog crate
New aluminum 500lb cargo carrier
Lot items not listed; more in storage to be brought put sale day



Larry DRENON AUCTION



Larry Laramie
660-596-8515 660-221-4386
Lacey Cooper
660-723-1104 660-723-2221

Office: 660-723-6188

www.DrenonAuction.com

Children of Thomas & Dodi Gillman

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.