

Absolute **REAL ESTATE** *Auction*

27595 Hwy 7 Edwards, MO

Due to the death of our parents, we will sell the following at auction located from Warsaw, 6½ miles south on Hwy 65 to Hwy 7 South, then 7½ miles to sale (or 9½ miles north of Climax Springs) on

Sat. Sept. 19th, 10 am

HOME on 3.6 Acres

*sells **ABSOLUTE** at 11 am!*

Ranch style 2 bd 2 ba Home with a full walk-out Basement. Energy efficient, low maintenance steel roof was installed in 2017. The home has central gas heat and air, and auxiliary wood heat w/ductwork. Basement is plumbed and ready to finish if you desire to do so. The covered porch looks out over the wooded acreage where you can watch deer and other wildlife.

Outside, there is a Garage/Shop with 220 electric service, and a double covered carport. The acreage has a good balance of open yard and wooded acreage with walking trails.

Terms: Remember this property sells **Absolute** to the highest bidder with **NO Reserve!**

Buyer will pay 20% down day of sale, to go in to escrow at the Title Company until closing, at which time the balance plus applicable closing costs will be due. Seller to furnish title insurance. Taxes prorated.

Call Auction Co for information or to view the property.

HOUSEHOLD

Sofa, beige, double reclining

Kitchen table and 6 chairs

Amana 25 black front refrigerator

Kenmore 23 chest freezer

Rocker-recliner, blue

Wooden desk and office chair

Older Kenmore washer and dryer

Mediterranean style coffee and end tables

Entertainment center

Kenwood receiver and cassette deck

Magnavox dvd player

Sanyo 25" tv

Standard size bed frame, queen size waterbed frame

8 Gun cabinet

Frog collection

Old metal desk

Filing cabinet

LAWNMOWER

John Deere 330 diesel lawn tractor, had extensive maintenance work done in 2019

TOOLS

22 Ton Machine press

28x42 Welding bench on rollers

Nut and bolt cabinets

Wilton vise

Chicago metal band saw

CI double wheel grinder, ½ hp

ACDC Welder

HD Metal bandsaw

2 wheel dolly

IH 255 Power Washer

50 gal sprayer, gas engine, on trailer

Cutting torch, bottles, gauges, cart

Scaffolding and walkboard

Handiman jack, Hydraulic floor jack, Chain hoist

Miter saw

Skil 180C chainsaw

18' Aluminum ext. ladder

B&D drill, Box & Open End wrenches, Sockets &

Ratchets, Hammers, other small hand tools

Tap and Die set, in box

Ridgid 10 ton Hydraulic Body frame Repair kit

PROPANE TANK

500 gallon Propane tank

TRAILERS

18' Homemade triple axle metal bed trailer

Yard trailer made from pickup bed

MISCELLANEOUS

Fishing rods and reels

Ski tube

Life jackets

Tackle

Camping items

Live traps

Porch swing

Patio table

Folding chairs

Other misc items not listed

Children of Sandy and Eugene W. Frame