

Absolute Real Estate/Farm Auction

98 NE Hwy. CC - Leeton, MO

Due to health reasons, we are now residing in a nursing facility and will sell the following at auction located from Warrensburg south on 13 Hwy 18 miles (or from Clinton north on 13 Hwy 10 miles) to CC Blacktop, then 1 ½ miles on CC to sale on:

Saturday, October 6th - 10 am

HOME ON 33+/- ACRES

sells 11 am ABSOLUTE to highest bidder

What an awesome setting for an equine facility! A 46 x 150' horse barn could be used for indoor riding, and the 80 x 200' arena with continuous fence pipe for outdoor riding. Other buildings include a 42x36' Morton open-sided machine shed; and a 90x90' shop with 2 10x10' garage doors, 3' concrete sidewalks, and electricity. The shop has a commercial air compressor hard-wired in and selling with the real estate, and there is an underground drain pipe to shed rain water away from the shop.

The ranch style home has brick siding, a basement, and attached garage. Stepping out from the master bedroom or the living room, is a spacious sun room with jacuzzi area. The home also has a mud room, two bedrooms, two bathrooms, a formal dining area, formal living room, and a den with a fireplace. The inside of the home needs to have a complete cosmetic do-over and updated to the buyers' taste.

The land is fenced for livestock, and hay has been harvested every year from the open ground. There is a stocked pond with a dock. Approx 1/3rd of the property is standing timber with a good scattering of hardwoods.

Terms: This real estate sells absolute to the highest bidder with no reserve! Buyer will pay 20% down day of sale to go into escrow at title company until closing, at which time the balance will be due. Taxes will be prorated, seller to furnish title insurance. Buyer must have any financing in place prior to auction.

For information or to view this property, call auctioneer.



TRACTORS



John Deere 5055 D, with JD 553 loader, one owner with only 78 hours



1930 John Deere General Purpose, G5080

FARM and LAWN



John Deere F680 7 Iron Commercial 0-turn Mower 6' Land Pride finish mower



Woods BW126 series 2 10 ½' single wing brush cutter 8' hd Blade FimCo 14 gal sprayer on cart



7 ½' Carry-all Antique corn sheller Lawn trailer

TOOLS

Lg vise • Floor jack Ratchet and sockets • Few hand tools 30' Aluminum ext. ladder Indy 5 parts cleaner Antique drill press 4 drawer shop cabinet

HOUSEHOLD AND MISC

#2 Iron Dinner bell Church bell Several John Deere collectibles Antique metal toy road grader Metal shelving Old wooden desk Older Whirlpool washer Metal what-not stand Small lighted curio cabinet 8' Windmill lawn ornament Many other items too numerous to mention

FLOYD L. COFER

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.

LARRY
DRENON AUCTION

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