

Real Estate Auction

915 Elm Drive - Warsaw, MO

As we are moving out of state, we will sell the following at auction located from Maples Ford on Main Street, take Elm Drive north approx. 5 blocks to sale on

Friday, November 30th - 10 am

REAL ESTATE sells at 11 am



Sells to highest bidder over \$70,000!

Wonderful 3 bedroom brick home in great neighborhood! Main level has two bedrooms, living room with fireplace, utility room, and kitchen with handy built-in spice cabinet and hardwood flooring. There is also an attached garage.

Lower level has complete extra living quarters with kitchen, den with fireplace, one bedroom, bathroom, and French doors that walk out to a covered car port and asphalt drive. In 2018 a brand new heat pump and electric furnace were installed, also a new Culligan water system was put in. The low-maintenance metal roof is only a few years old.

Outside there is a 10x12 storage shed for the yard tools. The spacious back yard is enclosed with chain-linked fencing, and has beautiful oak trees for shade.

Terms: Successful bidder will pay 20% of purchase price down, to go in to escrow at title company, balance to be paid at closing in approx. thirty days. Seller will furnish title insurance and have paid 2018 taxes.

HOUSEHOLD and COLLECTIBLES

Whirlpool 11 cu ft upright freezer * 2 - Frigidaire refrigerators, like new * GE 31" electric stove, double oven, glass top * Frigidaire electric stove, 30", used very little, glass top * Antique chest * China cabinet, dark wood * 2- Matching sofas, soft floral * Lazy Boy rocker-recliner, avocado color * Coffee tables and end tables * King size bed and matching vanity dresser * Small desk * 4 drawer filing cabinet * Cuisinart ice cream freezer * Silver serving dishes * Cast iron dutch oven * Haviland Limoge China * Lot of crystal * 1910 3 Vol Don Quixote, Works of Shakespeare, Keats and Byron poem books, other old books * Hall tea pot * Small kitchen appliances * Blue band crock bowl * Brass and Wood hanging light

TOOLS AND MISC

1/2 " Rev. drill * Roll of 4' hog wire * 6 new steel fence posts * Poulan Pro push mower with bagger * Yard sweep * Tackle box and tackle

Auctioneer's Note: If you are looking for a home in a great neighborhood, better take a look at this! The opening bid on this nice home will be \$70,000, and it will sell to the highest bidder over that!

Plan to be on time, as this will be a short sale!

Jay & Donna Dennis

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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660-596-8515

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