

# Larry DRENON AUCTION

13920 Hwy. C • Lincoln, MO

As I am moving out of state, I will sell the following at auction located from Lincoln, West on Hwy C Blacktop approx. 5 ½ miles to auction on:

NOTE  
DATE & TIME

## MON., SEPT. 14<sup>TH</sup> • 5 PM

NOTE  
DATE & TIME

REAL ESTATE *Sells at 5:30*

**TO HIGHEST BIDDER WITH NO RESERVE!**

**40 ACRES** on Blacktop Road, 2 bedroom, 1 ½ bath home



Approx. 5 acres of the land is currently hay ground. There are several more areas that were open pasture ground not many years back, so could be easily cleared for livestock again. Clear Creek runs through the northwest corner of the property. Patches of established native timber running along the creek and scattered throughout the property consisting of oak, walnut, and sycamore make for excellent wildlife habitat; deer and turkey are frequently seen.

The home has a large bedroom upstairs, and just recently a bedroom was added on the main level. There is a large pantry off the kitchen. The livingroom of the home has ¾" solid hardwood flooring.

Along with baseboard heat, staying with the home is a Dutch West wood heating stove purchased from Maschino's in Springfield and installed with double wall stainless steel pipe. Outside, there is a nice garden area and orchard with apple, pear, plum and peach trees. Also there is a 12x20 storage building with concrete floor.

Terms: This property is selling **ABSOLUTE** with no reserve! Buyer will place 20% down day of auction to be held in escrow at the title company until closing in approx. 30 days. Seller will furnish title insurance. Taxes will be prorated.

Shown by appointment only, please call auctioneers.



### PICKUP

1995 Ford F150 Super Cab 4x4, pw, pl, good cond.



### TRAILER

2009 Iron Dog 6x16 tandem axle trailer w/sides and fold-up back ramp



### MARTIN HOUSE

12 apt. martin house on pole



### LAWNMOWER

Craftsman LT 2000 lawn tractor with grass catcher  
Few garden tools  
20' Aluminum extension ladder

### HOUSEHOLD

GE refrigerator w/bottom freezer  
GE smooth top electric stove  
Maytag washer  
Small chest type freezer  
Wood dining table, 2 leaves, 6 chairs  
Rocker-recliner, blue  
Standard size bed  
Maple desk  
Chest, dresser, two night stands, natural wood and black  
Sewing machine in cabinet  
2 Folding metal cots  
Air mattress  
2 Small bookshelf units  
Marble pastry board  
Dishes, pots, pans, etc

### MISCELLANEOUS

Daisy Red Rider BB gun IOB  
Bushnell 420x telescope

Note: Forty acre parcels located on a blacktop road and only 5 minutes from town are hard come by. You don't want to miss this opportunity! Not a lot of small items, so be sure to be on time.

# Burbank "Bob" Colony

Terms: Cash or approved check. Nothing to be removed until settled for. Not responsible for accidents. Statements made day of sale take precedence over printed material.



Larry  
660-596-8515

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Since 1969

REAL ESTATE • FARM EQUIPMENT  
ANTIQUES • HOUSEHOLD

Lincoln, MO • Office: 660-547-2646 • [www.drenonauction.com](http://www.drenonauction.com)



Laramie  
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