

HOME IN TOWN AUCTION

1008 Walnut Dr
Warsaw, Mo

As I am moving, I will sell the following at auction located from the Pizza Hut in Warsaw, go west on Walnut Drive 2 blocks to sale on:

SAT, JUNE 22nd, 10am

REAL ESTATE



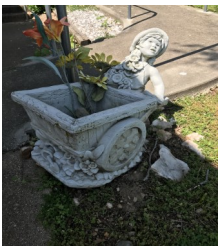
This property sells subject to owner's confirmation, however, come prepared to buy as she is ready to move! Terms: Successful buyer will pay 20% down day of sale, to be held in escrow until closing, in approx. 30 days, when the balance plus applicable closing costs will be due. Taxes will be prorated. Seller to furnish title insurance. Contact auctioneer today to look at property!

NICE 2 BEDROOM HOME IN TOWN! *Sells at 11*

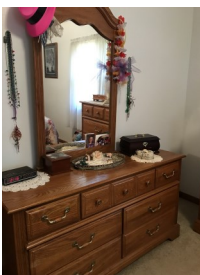
Neat, clean, well maintained, and ready to move in to! Choose the accent colors that suit your fancy in this home that has up-to-date neutral color floor covering and wall paint! The kitchen features nice oak cabinetry, and the utility room is conveniently located by the kitchen. The large utility room also has a like-new 58 gal hot water heater, and a Culligan water softener. The dining area is on the opposite side of the kitchen, and has a door going out to the back deck. There is an attached garage, and a carport. Also, there is a 12x21 garage with concrete floor, with both a roll-up and a walk-in door. The spacious yard has chain-link fence for the children and pets to play. Conveniently located close to grocery store and other conveniences.



5 pc oak Bedroom set, queen bed, dresser, chest, 2 night stands ~ 2 pc solid oak bedroom set, queen ~ 41" round oak kitchenette table, 2 cushioned chairs ~ Whirlpool 21 cu ft refrigerator ~ Maytag washer and dryer ~ 6 oak dining chairs ~ Flexsteel loveseat, soft mauve/beige color, great cond. ~ Lazyboy rocker-recliner, beige ~ Antique rocker, c 1939 ~ Oak lamp table ~ Woven rattan etagere ~ Carousel cookie jar, c1960's ~ FireKing pickle dish ~ Small computer desk ~ Tv/entertainment stand



Collection of carousels and music boxes ~ Lena Liu fairy picture, framed ~ Handpainted lilac in pitcher picture, framed ~ Christmas décor ~ Shadow box and miniatures ~ Style House princess china, several pieces ~ Crown Ming china, sv for 8 ~ Kewpie depression era glass doll bell ~ 1955 Blue moon and stars compote dish ~ Brush pottery flower pitcher ~ Wooden fruit bowl and covered cake holder, from Philippines ~ Lot Austria china ~ Corningware, other bakeware ~ Oster microwave, other small kitchen appliances ~ Handicap items ~ Approx 50 Beanie babies, inc: McGwire, Babe Ruth, Sosa, and Maris, Princess Di, many others



Lot Ty Bears ~ John Deere mohair bear ~ Red hat and hat box ~ Lane cedar chest ~ Blankets, linens, etc ~ Mark McGwire collectable watch, other misc jewelry and jewelry boxes ~ Older Sanyo tv ~ Electric typewriter ~ Rainbow sweeper ~ 6' Aluminum ladder, garden tools, other misc.



Note: Not a lot of small items, sale will not last long, Be sure to be on time. The furniture is in great condition and is good quality. The home has been very well maintained. It would make a great starter home or for retirement. Be sure to be with us!

Terms of Sale: Cash, approved check, or credit/debit cards (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.

Darlene Evans

Larry Drenon Auction

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