

To settle the Estate of Dr. James Bryden, the following will sell at auction located from the west city limits of Sedalia approx. 11/2 miles on Highway 50 to sale on

Saturday, October 28th am

REAL ESTATE (sells at 11 am)

16¹/₂ acres with Home.







VAN 1994 Ford Van, 7 passenger, some rust on bottom, 180,068 miles



TRACTOR Ford 8 N tractor, good metal, 1952, last year made **FARM** 5' brush cutter 3 pt Carrington 5' blade 12' disk

The main level of the home sports a master bedroom with a bay window and spacious bath, a second bedroom and guest bathroom, an office, and a wonderful sun room looking out over the acreage. The living and dining rooms have nice oak hardwood flooring. The kitchen is roomy enough for a breakfast table, and the oak cabinets offer ample storage. Convenient to the kitchen is the laundry room. There is also a super single garage on this level.

The lower level walk-out basement has a 2-stall garage/shop area. It has approx. 1300 sq ft of finished floor space where Dr. Bryden had his chiropractic practice with reception room, office, 2 restrooms, exray room and exam rooms.

The home sets on 16 ½ acres with a scenic creek waterway and natural wildlife habitat in the native timber. Terms: The successful buyer will pay 10% down day of sale to be placed in escrow at title company until day of closing, in approximately 30 days. Seller will furnish title insurance and convey property by warranty deed. Taxes will be prorated. Sells subject to heirs' confirmation, but come prepared to buy as they would like to settle the estate in a timely manner.

It isn't often that an opportunity presents itself to purchase a multi-purpose property located this close to Sedalia. Contact auctioneer for more information or to view property!

<u>CAR</u> 2001 Lincoln Signature Series Antique 6 drawer town car, all cabinet w/wood leather, white, pulls sharp, 124,542 miles

TOWER 50' Tower for antenna

HOUSEHOLD

Reclining sofa and matching love stereoscope seat, antique white Tufted beige upholstery love seat Bell collection White enamel Queen bed Ice cream parlor table and 2 Wm Rogers gold chairs Dining table, 6 chairs, hutch, in case c1960's Antiqued sofa table Glass top round metal table, 4 carnival glassware chairs Kenmore washer and dryer Cheval mirror Oak book shelf Small computer desk Several fern stands Etagere, woven cane Duraflame portable fireplace heater Kenmore upright freezer TV cabinet w/matching bookshelf display

ANTIQUES AND **COLLECTIBLES** only Antique sewing

> rocker Enterprise mfg #2092 cider press Antique yarn spool winder Tin-type projector Glass wash board plated tableware, Lot brass items Iridescent gold Vaseline glass depression glassware Collection of medicine bottles

CHIROPRACTIC

OFFICE EQUIPMENT "The Nervou System" lighted wal Late 40's neon sign

X-ray view wall boxes

Medical supply cabinet



X-ray machine control box Vintage Sinustat Metal table used in overhauled, w/blade medical office Electronic scales Office chairs not listed

PIN BALL AND **AIR HOCKEY** Vintage 1974 Big Ben Pin Park Bench Ball machine, great cond.

> **COMMERCIAL PLAYGROUND** EQUIPMENT

Air hockey table

Double teeter totter Merry-go-round Revolving jungle gym

TOOLS

Craftsman 2 hp air comp. Small Craftsman tool chest Lincoln 180 amp welder Metal workbench 16 gal Shop vac Bench drill press 6' shop floor fan B&D 18v drill Lg vise



Dyathering Int Cub Cadet 109 garden tractor, hydrostatic, recently Craftsman Ride-n-Mulch 10 hp 30" mower Craftsman 19 hp mower Toro Lot medical office items powerhouse 5 hp recycler Murray 20" push mower 2 Yard rollers Lawn trailer Garden tools

STORAGE TRAILERS

24' enclosed storage trailer 30' Refrigerator storage trailer

MINI BARN 10 x 20 Mini Barn

CAR PORT 15 x 20 metal carport



Note Dr. Bryden was a well-known chiropractor, Files, sockets, small hand having been in practice

Slip shovel 8x12 flatbed trailer w/racks Utility trailer made from pickup

bed



Coffee and end tables Several 2 and 4 drawer filing Health" cabinets Metal desks Bissell quick steamer Small kitchen appliances Blue double globe lamp

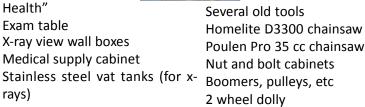
Curio cabinet

"Chiropractic

Exam table

rays)





since 1953. There will be more selling than is listed here. We will be running two rings, so bring a friend and plan to be with us!

W. Bryden Estate of r. J lames

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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.

