

Larry DRENON AUCTION

26292 Chaney Lane, Warsaw, Mo

Due to health, we are moving to assisted living and will sell the following at auction located from Warsaw, north on 65 Hwy five miles to T Blacktop, then 2 miles on T to Chaney Lane, then 2/10th mile to sale on:

Saturday, July 10th, 10 am

REAL ESTATE

10+/- acres!! sells @ 11 am 10 +/- Acres!!

Beautiful setting, beautiful home, and the Location is even better!

3 bd. 3 ½ ba Ranch style home with walk-out basement sets on 10 picturesque acres located only 7 miles from Warsaw. The land is bordered on the south and part of the east by Corps ground.

The home has a wrap-around deck/porch on the south side and part of the east side, a covered porch on the west side, and a sunroom with deck on half of the east side.

The main level has over 1900 sq feet of living area; and the basement has a family room, bathroom, three-bay garage, and an unbelievable amount of storage.

We cannot list all the amenities in this house, but here are a few: In the living room, a fireplace with the look of hand-hewn stone has an energy-efficient insert to take of the winter evening chill. The master bedroom has a spacious cedar-lined walk-in closet, plus a regular closet. The kitchen has a custom-made pantry cabinet with slide-out drawers and fold-out shelf units. The home has central air and heat; in the winter, the outside wood furnace not only efficiently warms the house but also heats the water supply. Or, if the owner prefers, there is a gas furnace and hot water heater.

For all the toys and tools, there is a 40x60 shop building with 4 garage doors and a walk-thru door. For more toys, there is a 24x48 garage with 2 garage doors on the side, and 2 garage doors on the end, plus a 10' pole barn on the back. Additionally, there is a garden shed with a concrete floor, and an open-sided metal barn.

For the fisherman/ hunter/ camper there are two full RV hookups with electricity and septic drain (one has an

RV canopy port) , one RV hookup with electricity, a 6' stainless steel fish cleaning station, and a large cooler for hanging game.

Terms: The starting bid on this property will be \$175,000, and will sell to the highest bidder subject to owner's confirmation. The successful buyer will pay 20% of the purchase price day of sale, to be placed in escrow until closing, in approx. 30 days. Taxes to be prorated. Seller to furnish title insurance. Please have your finances in order, and come prepared to buy!

For more information, or to see the property, the owners request that the auction company be contacted, not the owners. Don't miss out on this great Truman Lake/Lake of the Ozarks property!

CAR

2017 Cadillac XT5 Crossover, beautiful car, loaded, only 59k miles

ATV

Kawasaki Prairie 4-Wheeler, new tires, 722 hrs, good cond.

O-TURN MOWER

Ferris IS2100Z 61" deck

LAWN, GARDEN, PATIO

MTD 5 hp Chipper/shredder

Troybilt Horse 7 hp garden tiller

5x8' Garden trailer w/drop tailgate

Cub Cadet weed trimmer

2x3' yard cart

CharBroil BBQ grill

Husqvarna 440 chainsaw, 16", like new

Husqvarna 455 Rancher chainsaw, 20"

Homelite 150, 240, 300 and EZ chainsaws

Wheelbarrow

Lot of garden tools

Patio chaise and other chairs

Concrete bird baths, lawn ornaments

Antique pitcher pump, iron wheels, and horse-drawn equipment used for décor

Wooden apple baskets

HOUSEHOLD

Whirlpool, Kenmore, and Frigidaire chest freezers, like new

GE lg cap washer and dryer, like new

Amana and Whirlpool refrigerators

Kenmore microwave/convection oven

48" Oak dining table, full bear claw feet, 18" leaf

4 Oak pressed-back dining chairs

Round wood-look formica kitchen table, 4 chairs w/rollers

Curio cabinet w/ twisted wood accent

Extend-a-table, 10', and chairs in cabinet

Sleeper sofa, blue and beige w/wood trim

Sleeper Sofa, loveseat, and chair, blue southwestern pattern

Queen bed, dresser, chest, night stand

Small drop front desk

Oak coffee and two end tables

Glider rockers, 1 mauve w/ottoman, 1 blue

Maple bed and dresser

Chest of drawers

Entertainment cabinet w/smoke glass door

Sewing machine

Butler cabinet

4 Drawer filing cabinet

C1950's gray formica drop side table

Small kitchen appliances

Small wood heating stove

Rainbow sweeper

Cedar chest

Cedar-lined blanket chest

12" School bell

4 Guardian Service pans w/lids, other cookware

Full line of kitchen dishes, pots, pans, cookware, etc

Westmark 30 cup coffeemaker

Casio CT630 36 key keyboard and stand

Several 1960's Madame Alexander dolls

HUNTING and FISHING

Browning Deluxe Bushmaster T4A2555 Compound bow and accessories

Ammo, 22,30.06, 12 ga, others

Cabelas Commercial grade 1 hp meat grinder

2 Person paddle boat

Lot good fishing rods and reels

Tackle boxes and lots of tackle

Deer stand

Ground blind

Several good coolers, inc one plug-in cooler

Hunting coats and other clothes

Several folding tables and chairs, lawn chairs

Food dehydrator

3 Pioneer insulated food keepers

FARM

6'6" x 16' Box trailer, tandem axle

3 pt Dearborn 2 bottom 14" plow

300 Gal fuel tank on stand

50 Gal Barrel w/pump

SHOP TOOLS AND EQUIPMENT

Campbell Hausfeld 1 hp air compressor

Guardian Power 11 hp Generator

Buffalo 6" jointer

16 spd Floor drill press

Craftsman 10' table saw

6" Bench top Disk and belt sander

Campbell Hausfeld 1750 psi Power washer

#5 OIT Vise

Hitachi pneumatic framing nailer

Sawzall

Milwaukee 18v cordless drill

5 Drawer tool cabinet on casters

Porter Cable cordless drill

Pancake air compressor

American Forge 30 gal Air compressor

Shop Smith- needs some repair

Dewalt 4" angle grinder

Rockwell jig saw

Lincoln 225 Welder

Craftsman air compressor

2 Wheel truck dolly

16 & 24' Aluminum ext ladders

6' Fiberglass ladder

10' Wood step ladder

8" Double wheel grinder

C-clamps, furniture clamps, nut and bolt cabinets,

Lot of metal shelving

Sun kerosene heater

PROPANE TANK

500 Gal. Propane tank

CHAIR LIFT

2018 Stannah 600 Siena Stairlift, 10'

MISCELLANEOUS

2 Pickup tool boxes, short and long bed
30' Tripod antenna
8x6' Storage box on wheels
Pallet of faux veneer stone
Cedar, Oak and Walnut lumber, rough cut
Triple wall stove pipe
Some scrap metal
Much more too numerous to mention!

Note: If you are looking for a nice place located near Truman Lake, better look at this! It is not often a place like this is offered at auction. Only 7 miles from Warsaw, and just a few miles off Hwy 65. Remember, the owners are moving to assisted living, so are very motivated to sell, and the starting price is just \$175,000. This is a large sale with something for everyone. We will be running two rings, so bring a friend and plan to be with us!

RAY AND VERNA STULL

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

