

Estate Auction

Betty Darlene James, 21605 Hwy. OO, Milan, MO
Saturday, April 22, 2023 - 10:30 AM - House sells first

3 bedroom ranch on .75 acre with 1 car garage, 1.5 baths, 1,152 sq. ft. and screen porch. New roof in 2022 and has vinyl siding. 24' x 40' x 10' 2-bay machine shed, 9' x 16' concrete floor workshop, and 8' x 8' tool shed. House has a septic tank and the property sells as is.

A tract of land situated in the Northwest fourth of the Southeast quarter of Section Thirty-four (34) Township Sixty-three (63) Range Twenty (20) lying West of MO State Hwy. and known as Route "OO".

Contact: Marla Head at 660-626-3828 for questions or showing or Marty James at 660-621-1996 for questions.

Other information: Real estate sells with a 4% buyers premium, \$10,000 non refundable deposit due day of auction. Sale price subject to seller's acceptance. Closing within 45 days at Sullivan County Title. **The sales contract will not contain a contingency for financing.** Closing costs to be equally split between buyer and sellers.

Auctioneer: Doug Head, Head Auctions, LLC

Household Items

~ 100 small oil lamps
Antique dishes, fenton & others
Baking dishes
Baking pans
Bedding & linens
Bunk bed
Card table & 4 chairs
Coke Trays
Cornflower Corningware
Dresser & Chest of drawers
Electrolux cannister vacuum
Exercise bike
Frigidaire Electric range
Fry baby
Kirby upright vacuum
Kitchen table & 4 chairs
Kitchen utensils
Magic chef refrigerator 31"
Maple drop leaf table & 4 chairs
Misc. kitchen items
Number of pictures
Plates
Queen bedframe & mattress
Recliner
Roll top desk
Tupperware

TV Table
Various lamps
Visions cookware
White Hobnail milk glass
Wood's Chest style freezer 42" x 22" x 33"

Lawn & Garden Items

(5) 6' steel posts
16' Wood extension ladder
3' Wood stepladder
5' Wood stepladder
6' Werner fiberglass stepladder
Category II 3 pt. Boom
Drain snake
Extension cord
Flower boxes & pots
Fluorescent Shop light
Lawn chairs
Pitch forks
Portable saw horses
Propane bottle
Shop vac
Snow shovels
Steel shelves - 6' x 32"
Yard cart (2-wheel)
Yard ornaments
Yard tools

Consigned by Marty James

(2) Extension cords
(2) Fluorescent shop lights
6' Wood stepladder
Bicycle Stand
Cargo carrier-hitch mount
Computer speakers
Craftsmen router table
Emerson 32" Flatscreen TV
Exercise Bike
Fire-Fyter 17x14x20 home safe
Gutter cleaner wand for pressure washer
Hunting clothes
LG 32" Flatscreen TV
Mattress - (2) Twin
Mattress - Queen
Motorola AM Fender mount radio
Nordic Trac Exercise Ski machine
Pet carrier
Propane bottle
Propane weed burner
Slate - 35" x 28"
Speaker cables and wire
Steel Locking cabinet

Disclosures: Must have a photo ID to obtain a bidder's number. Terms cash or good check. Lunch and restroom on grounds. Not responsible for any inadvertent errors in advertising. Any statements made the day of the auction takes precedence over the sale bill. Not responsible for theft or accident.