

# FIFER ESTATE AUCTION

Saturday, May 22nd @ 10:00 a.m.

8262 LIV 245 Chillicothe, MO

Real Estate sells @ 12:00 p.m.

## Robert Fifer Estate

The family of Robert Fifer has decided to sell his real estate & personal property to the highest bidder on this absolute auction. This farm will sell in two tracts & is located just 2.2 miles north of Chillicothe. These types of properties are becoming hard to find that have the possibilities for income that this property has to offer. From Chillicothe travel north on 65 hwy approximately 1.7 miles to LIV 222 turn right & continue East 0.4 miles to LIV 245 and turn left to the first house on the east side of road. From Trenton travel south on 65 hwy to Liv 222 and turn left & continue east to Liv 245 then turn left to first house on right. Watch for auction signs.



**TRACTS OF LAND:** Tract 1 is 75.9 acre farm that has 3 ponds & rural water w/multiple outbuildings and good perimeter fencing. This property has great pasture that has been fertilized & taken care of. Mr. Fifer used to farm 40 acres of this property in the past. But these 40 acres have been seeded down & provides grazing for livestock and nice grass hay. Tract 2 will consist of a beautiful 3 bedroom, 1 bath home w/a full unfinished basement & attached 1 car garage. This home has a brand new York forced-air furnace & AC unit. It has a front porch & a back deck. These tracts will be sold separately & not tied together. Please call Croy Auction to set up an appointment to view this property at 816-284-2140.

**ANTIQUES & COLLECTIBLES:** Old military ammunition boxes, Aladian oil lamps, Daisy bb gun, cream cans, metal tractor seats, metal toys & tractors, enamelware, quilts, wooden baby cradle, wooden ladders, washtubs, old jugs, jars, childs rocking chair, milk glass, mantel clock, lots of military items, metal lawnchairs, pocket knives, watches, wooden snow fence. **FURNITURE & HOUSEHOLD:** Queen size bed, 2 full size beds, nightstands, 4 drawer dresser, chest of drawers w/mirror, 4 drawer dresser, 5 drawer dresser, 2-desks, 2-swivel rockers 2 swivel rocker chairs, floral print coach, coffee table, end tables, lamps, dining room table w/leaf & 4 chairs, round breakfast table w/4 chairs, sweeper, lamps, TV stand, Roper refrigerator, Kenmore washer, Kenmore elec dryer, chest type deep freeze, shop vac, gas stove, linens & bedding, picture frames, wooden chairs, book cases, old books, dehumidifier; pots & pans; dishes; utensils; lots of misc.

**TRACTORS & FARM MACHINERY GRAIN BINS:** 1850 Oliver tractor, D 4006 Deutz, (both of these tractors have not run in over 5-8 yrs), 3 pt hyd log splitter, 3 pt hay spike, 15' harrow, 3 pt cultivator, 5 wheel hay rake, Massey Ferguson 4' brush cutter, 9' pull behind allis brush cutter, Ford 3 btm plow, pull behind sprayer w/booms, Allis 15' disc, Oliver 5 btm plow, steel wheel sulky rake, Fuel cells for truck, 2-fuel barrels on stands, carry alls, single axle 6' utility trailer, King Kutter single btm plow, tractor tires, fence posts, 2-grain wagons, 16' bumper pull stock trailer, 16' flatbed car trailer, automatic head catch, Lil Kreeper creep feeder, polly water tank, grain shovels, hog waters, 2-4000 bu grain bins w/floors. **TOOLS & GARDENING:** Lincoln arc welder, cutting torch on cart, Husqvarna YTH 46" riding mower, Poulan Pro 42" riding mower, tiller, air compressor, salamander heater, battery chargers, log chains, chopsaw, bench grinder on stand, post vice, fence stretcher, chain saws, ATV sprayer, 2 weeders, galv trash cans, open end wrenches, pipe wrenches, wood stove w/blower, shovels, rakes, mole traps & other misc. This is just a partial listing w/more on sale day.

**TERMS:** *Real Estate:* 10% non-refundable payable day of sale & a legal binding real estate contract. Sellers will provide title insurance & close within 30 days. Not responsible for accidents. Statements made day of sale take precedence over printed material. Cash, all checks will require valid driver's license & credit cards accepted w/a 5% convenience fee.

## Croy Auction Service

Lance Croy, Auctioneer

816-284-2140