

HUGE ESTATE AUCTION

Saturday, May 31st • 10:00 a.m.

Since the passing of the Late Alfred Waterbury, we will hold a public auction located at 204 W. Charles St., in Jamesport, a business known as Big Al's. Go west 1 block of the Home Exchange Bank in Jamesport and follow auction signs posted sale day.

Real Estate

Tract #1 - 204 W. Charles St., Jamesport - Consisting of a 124'x54' all stick built, insulated building w/ metal roof & metal sides. Main building is 30'x124' w/a 24'x124' addition making it a real nice building for any business or nice shop. This building has the following included: extra large bathroom w/shower, sink, stool & hot water heater, 3 walk-in doors, 2-10'x12' roll up insulated garage doors, 1 w/glass windows, & 1-8'x8' electric opener insulated garage door.

Tract #2 - 209 W. Auberry Grove, Jamesport - house w/1 bath, 2 bedroom, 1 small office, kitchen, dining room, living room & small shed. Sits on a corner lot. This house has a metal roof.

Tract #3 - This tract is located just west of the former Reeds Seed Feed Building & across the street, north of tract 1. A real nice square lot w/a 1 car garage, w/metal roof & sides, 1 walk in door & 1 rollup garage door.

Tract #4 - 209 S. Williams St., Jamesport - 3 bedroom, 1 bath, living room & full basement w/one car detached garage. House has had a fire w/minimal damage & smoke damage through out. Sits on a corner lot.

All real estate, houses & lot, would make excellent rental income or good starter houses. Buyers will sign a standard Real Estate contract, legal & binding. Buyer to pay 10% down, non-refundable, on day of auction w/closing in 30 days or less, w/balance due at the closing. Closing & 10% down for escrow will be held at the Grand River Title in Gallatin, MO. All real estate will sell as is where is w/no warranties expressed or implied. Real estate will sell to settle estate of the Late Alfred Waterbury. To view Real Estate, call Norman at 660-247-1914.

Trailers, Boats, Golf Carts & Dirt Bike

2007 enclosed cargo trailer 16'x7 1/2' w/side dr & rear double dr, w/a 15' awning & good tires, Pulls good, in good shape; 14' steel, 2 wheel nice heavy trailer; Yamaha golf cart w/cab & gas motor, a real good unit; Melex golf cart, elec w/charger, used last summer; Tarkids 4-wheeler 4x2, not running; 4 wheeled kids motorcycle; 4 wheeler racer, not running; Suzuki Dirt Bike, not running; 2 MinKota trolling motors, sell separately; Alumacraft 14' alum boat w/9.8HP Mercury motor & trailer; SeaKing 12' alum boat w/trailer; Quachita Alum 11'6" w/Boat gas tank; 10HP Mercury motor & trailer; Large lot of life jackets; Elgin Skipper 35HP boat motor; Old antique 9HP boat motor, sell separately.

Shop Tools, Lawn & Garden, Brass & Copper

Craftsman 10" radial arm saw w/factory stand; Craftsman 16" scroll saw; Tradesman 9" table top band-saw; Murray riding mower for parts; Elec air compressor; Sev air bubbles; Snowblower; Very lg lot of elec & cordless shop tools and hand tools, too numerous to list; Red 3 drawer tool cabinet on casters; Sev organizers caddies; 2 step roll about stool; toolbox tote on wheels; sev 2 wheeled dollies; sev push lawnmowers; sev bar-b-que grills; Sev T posts; Paramak elec fence; sev fiberglass & wood stepladders; metal car ramps; alum 4-wheeler ramps; 16' yard swing; Comfort Glow LP gas heaters; 2 cubes of brand new brick, red in color factory banded; 2 indoor LP wall furnaces; alum 28' ext ladder; warm morning LP gas heating stove; sev elec powerwashers; insulated vinyl window approx 36"x56" slider; wet saw for tile cutting w/carrying case; 2 sided metal shelving units, approx 12'-16' long; lg lot of rod & reels, tackle-boxes & fishing equip; lg lot of used pickup tires; lots more misc w/ too numerous to list.

Household Furniture, Washers & Dryers

Kenmore upright deep freeze, smaller size; old Philco refrigerator works good; nice Pine China Hutch; Kenmore dryer & Whirlpool dryer; Fridgidare elec washer & Whirlpool dryer; 2 tall wrought iron bar-stools; 2 store showcases, 1 w/glass sides, top & shelves 6' long; Bunn commercial coffeemaker w/4 pot warmer; stainless steel insulated salad bar insert; Stainless steel counter double sink; Stainless Steel single sink; 2 GE undercounter dishwashers; Whirlpool LP kitchen range, looks new; lg lot of wooden chairs; sev bookcases; lg lot of filing 2 dr cabinets; round glass w/chrome kitchen table w/4 heavy matching chairs, real nice outfit; old waterfall China Hutch; old Buffett, nice shape; old Walnut dresser w/mirror back; Grand Father clock, very nice; 6 nice China Hutches, nice top chest; 24 plus recliners, rocking chairs & occasional chairs; sev nice kitchen tables & chairs; very lg supply of dressers & chest of drawers; lg lot of sofas & loveseats; metal bunkbed; lg lot of dinette tables of various sizes & make; round glass patio table & chair; 20 plus TV's, some are new in box; 54" big screen TV; very lg lot of DVD's; 20 or more China dolls; lg lot of interior drs; lg lot of picture frames; lg supply of glassware; sev kerosene lamps & beer steins; lg lot of vacuum sweepers & shop vacs; watches, pocket knives & more; 50 or more boxes of merchandise, can't see it all.

Antiques, Collectibles, Primitives & Jewelry

Meat grinders; old metal red patio chairs; huge lot of jewelry; Eagle Antique metal triangle trash can; green shutter cabinet; metal patio table w/4 chairs; sev old park benches; Singer treadle sewing machine cabinet; some cast iron products.

Auctioneer Note: Folks, this should be a 2 day auction, but we will sell all this in one day. Planning to run 2 or 3 rings all day. This is only a partial list because we cannot see it all at time of listing. Plan to bring a friend and a large trailer. There will be lots of bargains for everyone. Thanks, Norman!

Terms: Non-real estate items, cash or good check, all items must sell to the highest bidders. Any & all announcements made sale day takes precedence of all printed material. Not responsible for accidents or theft.

Alfred Waterbury Estate Auction

-Auction Conducted by -

ROPP Auctions

"We Bring Top \$ Bidders to Our Sellers"

Auctioneers-

Norman Ropp 660-247-1914 • Larry Foster - 660-868-1124

See our website: www.roppauctions.com

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