

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, JUNE 15TH, 2013 • 10:00 AM

Warren & Helen Rush

24040 East 190th Place • Eagleville, MO 64442

Directions: From Junction of I-35 & State Hwy N, Go North 1 1/2 Mi South of Shelton's Fireworks/ Dinner Bell Truck Stop on South 220th Ave Then 1/2 Mile East on 190th Place.

Real Estate to Sell at 10:00 AM

70 Ac M/L Located in Section 24 of Marion Township in Harrison County Missouri. Selling by the Acre. Physical Location is 24040 East 190th Place, Eagleville, MO. Approx 20 Acres of This Farm is in Pasture, Grass Lot, 2 Tight Fenced Dirt Lots w/Auto Water & 10'x16' Horse Shelter. 50 Acres M/L of Row Crop Ground is Presently Leased at \$125 Per Acre w/the Last Half Due Nov 1st Going to the Purchaser. There are Many Improvements on This Property. A 3 Bedroom Modular Home, Measuring 27.4' x 62' Was Placed Here in 1999. There is a 4' Crawlspace Under the Entire Foundation. Home, West and South Facing Porch is Covered w/Steel or Vinyl Products for Nearly Zero Maintenance. All Appliances Will Remain w/the Home. An Oversized 2 Car Garage, the Full Width of the Home Was Added Later w/a Concrete Floor & an Inside Storm Shelter/Fruit Cellar w/Inside Entrance Located Beneath Garage Floor.



Other Structures Located at the Building Site are a 40'x50' Steel Building w/a Gravel Floor; 32'x48' Concrete Floor Shop w/a 16'x48' Open Sided Lean-to; 27'x48' Double Garage w/Enclosed End, Formerly Housing a Beauty Shop; 2200 Bu Steel Grain Bin; Bulk Bin; 16'x32' Open Front Building & 2 Smaller Utility Sheds; Adjacent Yards Include Sev Garden Spaces, Strawberry Bed, Well Started Orchard & a Swing Set from the Puckerbrush School Yard in Lucas County, IA (to be Sold Separately).

Further Complimenting This Property is a Large Pond/Lake Located on the South Property Line Shared w/an Adjoining Neighbor. This Structure has a Concrete Overflow, is Well Stocked w/Sev Varieties of Fish w/Large Grassy Areas Surrounding the Structure.

Terms of Real Estate: \$25,000 Down Day of Auction; Payable to Missouri Land Title Co, 1516 Main Street, Bethany, MO 64424. Phone 660-425-3250. Final Statement Payable to Missouri Land Title Co on Monday, July 15, 2013 at 10:00 AM at Title Company Office. Seller Will Pay for Deep Preparation, 1/2 of the Closing Costs of \$100 & the Seller's Share of Title Insurance.

Information Provided by the Sellers & Auction Company are Deemed to be Reliable. Buyers are Responsible for Their Owner Inspections & Due Diligence on This Tract. No Liabilities are Assumed by the Sellers or the Auction Company. Property is to be Sold as is Where is With No Warranties Expressed or Implied. This Tract Will Not be Sold Contingent on the Buyer Obtaining Financing. All Financial Arrangements Must be Made Prior to the Auction. Not Responsible for Accidents or Inadvertent Errors in Advertising. All Announcements Made Day of Auction Take Precedence Over Any Printed Material.

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