

# BOB PENISTON PUBLIC Auction

"Let Bob Do It"



**Saturday June 30, 2018 • 10:00 AM**

Due to the death of my husband and relocation closer to my children, I will sell the following real estate and personal property at public auction located at 1007 Normal Street in Chillicothe, MO. Watch for auction signs!

**REAL ESTATE:** Very nice completely renovated 4 or 5 bedroom 2 story home with a dry basement and attached large 33'x36'x10' shop/garage. Home has a nice kitchen with lots of cabinet space, Frigidaire side by side refrigerator, GE glass top electric range, Kitchen Aid dishwasher, 2 bedrooms on main level, 3 bedrooms upstairs, living room, 2 full baths (1 on main level and 1 upstairs), utility or mud room with laundry care and Maytag top load washer and electric dryer. The home has a 1 year old Lennox central heat and air conditioning system, vinyl siding, 7 yr old architectural shingled roof and vinyl windows. This home also has an attached 33ft x 36ft shop/garage with 2 - 8ft x 9ft and 1 - 9ft x 10ft insulated garage doors all with remote electric openers and keyless entry pads.

This home sits on two large lots with nice landscaping around home and nice privacy fence on north and west side of home and property. This home could also have an upstairs rental as there is two front entryways and was once used as a 2 bedroom rental by current owner.

**TERMS ON REAL ESTATE:** Ten (10%) earnest money down (nonrefundable) day of auction with balance due at closing, Within 30 days, upon delivery of clear title. Taxes for 2017 and all prior years are paid in full. 2018 taxes will be prorated to closing date. Buyer will be required to sign real estate contract the day of auction, so come with financing in order and prepared to buy! For more information or to view real estate, contact auctioneer.

**BROKERS REPRESENTING BUYERS:** Licensed Real Estate Brokers may earn up to 2.5% of the selling price if their properly registered client purchase this property from Bob Peniston Auction. Contact Auctioneer for further details.

**INSPECTION:** All inspections (electrical, plumbing, wiring, lead, etc.) must be made prior to auction time. Property sells AS-IS with neither warranty nor guarantee implied or expressed.

**REAL ESTATE SELLS AT 12:00PM FOLLOWED BY VEHICLES**

**PICKUP, CAR & MOTORCYCLES:**

1993 Cadillac Sedan DeVille, 4dr, red metallic, AT, AC, PS, PB, 4.9L - V8, 113, 992 miles; 2000 Ford F-150 Lariat, 4wd, ext. cab, white, 5.4L Triton V8, 200K miles; 2007 Yamaha XT 225 Dual Sport Motorcycle; 2003 KTM 50 Senior Adventure youth motorcycle; 2007 Suzuki Boulevard S40 Cruiser Motorcycle (no title);

**GENERATOR, MOWERS, SNOWBLOWER**

**TOOLS, LAWN & GARDEN:** Like new Troy-Bilt 24in. elec. start snowblower (like new); John Deere & Toro self propelled push mowers; Swisher 60in. pull behind finish cut mower; Tahoe T17000 LXR diesel powered generator (new); B&D leaf blower; Craftsman 3000psi power washer; Craftsman 14in. rear tine tiller (like new); Sunbeam gas grill; aluminum ext. ladders; circular saw; halogen work lights; coolers; post driver; portable air tank; 3 ton floor jack; Craftsman tool box; Craftsman tools; socket sets; gear pullers; hammers; pry bars; lots of screwdrivers; grease guns; pipe wrenches; aluminum ramps; rakes; shovels; live animal trap; flower pots and much more!

**FURNITURE, APPLIANCES & HOUSEHOLD:** Beautiful solid cherry carved 4 poster king size bed with tempur-pedic mattress; queen size bed and frame; twin head board; nice sofa and loveseat; 2 La-Z-Boy recliners; glider rockers; nice dining room table w/6 chairs & 2 leaves; Samsung front load washer & dryer w/storage pedestals; large china cabinet; buffet hutch; oak entertainment center; several card tables and chairs; outdoor furniture; several lamps; several flat screen televisions; desk w/drawers; wood quilt rack; humidifier, dehumidifier; shelving units; elec. wine chiller; lots of small kitchen appliances, utensils and cookware; filing cabinets; Singer sewing machine; nice elec. room heater; golf club travel bags, shoes and decor; turkey fryer; lots of baskets & wreaths; lots of Christmas decorations; picture frames; crystal glassware; lots of linens, bedding, sewing material and quilting items; Corningware; crock bowls; dishes, cookbooks and much more!

**ANTIQUES & COLLECTIBLES:** Dometopsteamer trunk; wooden oak banded 1 gal. whiskey beer keg; wooden shipping crate; 4 qt. Enterprise cast iron lard/fruit press 2070; wood wall phone; several large cast iron kettles; milk jugs; nice antique dresser; tins; canning jars; cream cans; horse yokes; horse collars; 25yr. collection of vintage Sports Illustrated magazines; 1960's dolls (orig. Barbie, Ken, Skipper, Chatty Cathy, Mary Poppins, Tammy & Penny Bright); 45 and 78 records and much more!

**AUCTIONEERS NOTE:** This auction has something for everyone. Very nice offering. It would be our pleasure to have you come spend the day with us!!

**Mrs. Gary Wilson (Shelly) - Owner 660-752-6084**

**TERMS:** Cash, check, MasterCard, Visa, Discover & American Express. Drivers License or proper ID for buyer's number required. Statements made day of sale take precedence over all printed material. Not responsible for accidents, theft or errors in advertising.

Auction arranged & conducted by

**BOB PENISTON AUCTION SERVICE**

660-973-6620

