

# REAL ESTATE & PERSONAL PROPERTY AUCTION ~ ALLENDALE, MO.

## THE LATE HARLAN UPCHURCH ESTATE & MARLENE UPCHURCH LIVING ESTATE

### SATURDAY, JULY 25, 2015 ~ 9:30 A.M. - REAL ESTATE TO SELL AT 1:00 P.M.

**SELLING 80 ACRES OF HARRISON COUNTY REAL ESTATE & PERSONAL PROPERTY**

Absolute Auction of Excellent Hunting and Fishing Property

**Directions** ~ East of Allendale, Mo. on Hwy. 46, 5 miles to State Route NN (Groom Corner) & right .7 miles to auction site at 15584 W. State Route NN, Grant City, Mo.

From I-35 (Eagleville) West on State Hwy. N to Main Street & North to Hwy 69, 3 miles to Hwy. 46 & West 12.5 mi. to State Hwy. NN & South.

**Legal Description** ~ Southeast One Fourth (SE 1/4) of Northeast One Fourth (NE 1/4) and Northeast One Fourth (NE 1/4) of Southeast One Fourth (SE 1/4), Section Twenty-nine (29), Township Sixty Six (66), Range Twenty-Nine (29), Harrison County, Missouri. (Jackson Township)

Real Estate consists of 80 acres rolling pasture/hay land composed of Shelby Loam, Shelby Clay Loam, Adair Loam & Adair Clay Loam Soil Types.

The property is on rural water, has a well, hydrant in the lot, one large pond with tube & a cement water tank below. There are two smaller ponds, all have good fish. There are good patches of timber for deer & turkey hunting, including hedge, cottonwood & other trees.

The property is in the North Harrison School District in Eagleville.

The immaculate, well-kept home has 754 Sq. Ft., Steel roof & Vinyl Siding and a 7' deep & 26' wide front porch. The 3 bay homestead barn has 1230 Sq. Ft. & there is an older 15' x 19' Workshop. The home has a 220 window air conditioner & is heated with LP gas heating stove. There are two bedrooms, living room and an eat-in kitchen & nice bathroom w/shower.

**Terms** ~ 2014 County Taxes were \$267.39. 2015 Taxes will be pro-rated to day of settlement. Mrs. Upchurch and her son Steven are very sincere in selling.

10% Non-refundable Down Payment to be paid Day of Auction w/the remainder to be paid at closing, on or about 30 days. The successful bidder will be required to enter into real estate purchase contract. Sale is not subject to finance. Owner's policy of title insurance & closing fee to be split equally between buyer & seller.

To view the property, call Ralph Kobbe at (660) 582-6820 (Cell) and at night (660) 564-3514.

#### ACCUMULATION OF 70 YEARS!

**MACHINERY ~ FOOD PLOT TOOLS:** 1949 "M" Farmall, WF, 12V System, 2-Way Hydraulics, new battery & 95% 14.9x38's w/good red paint, SN FBK208397X; Stanhoist Loader, 3-1/2' Bucket; 8' Blade; Set 14.9x38 Chains; 3 Pt. Hay Stabber; David Bradley 6T, 6'x8' Box Wagon w/hoist; Case 2T Wagon Gear; Belt Pulley for Case "B"; JD 350, 4-bar Hay Rake; JD 3-14's Hyd. Pull-type Plow; JD #37, 9' Pull-type Mower; JD #207 Pull-type Rotary Mower; Springtooth Harrow; IHC End Gate Seeder; Good 8' Wood Loading Chute on skids; 2-wheel 3'x8' Trailer for End Gate Seeder; (6) Sections of Pull-type Harrow; 4-section Pull-type Rotary Hoe; Old 40 Elevator; Lots of Used Tires; Salvage.

**IMPLEMENT BOOKS:** JD 494 & 495 Planter; JD #6 & 7; Loose Ground Lister Planter; Case Springtooth Harrow; Case "A" Combine; Small Engine Continental AA7, AA7B, AA8, AU7, AU7B, AU8; JD 494A & 495A Corn Planter.

**LAWN & GARDEN ~ SHOP ITEMS ~ MISCELLANEOUS:** New, Troybilt Pony 42" cut, 17.5HP, gear driven Rider; New Poulan Pro 21" Pushmower w/5.3 Engine; (2) Sears Gas Weedeaters; Tomato Cages; #550 South Bend Open Face Reel; Steel Wheelbarrow; Homelite V-1 Super 11" Bar Chainsaw, needs rope; 2014 McCullough Eager Beaver Saw w/14" bar; Cyclone Seeder; Front Tine Garden Tiller; 50' Sewer Tape; Sew Ext Cords; Chick Waters & Feeders; 10 gal Cream Can; 5 gal DX & Texaco Oil Cans; Hay Scythe; Roll Corn Cribbing; Roll Plastic Snow Fence; (2) Pond Mills; Mineral Feeder; Rolls #9 & #12 Wire; (2) Good Blue Mule Feed Bunks; Rope Fence Stretchers; Iron & Wood Farm Gates; 200 Gallon Water Tank; 1/2HP Bench Grinder; Sears 6" Bench Vice; New, HD 6-1/2" Chasing Floor Drill Press; HD Jacks; New Air Bubble; New, Schumacher 200 Amp, 100-40-110 Battery Charger; Stand Shop Fans; Pro-Arc 110V 100 Amp Welder; (2) New 2 Wh. Dolly Carts; 6' Fiberglass Stepladder; Wood Ext Ladder; Log Chains; (2) Steel Roller Stands; Hay Hooks; Rubbermaid Tote Box; Set Open Shelves; 3 & 6 Tine Pitch Forks; #14 Alum Scoop Shovel; Master Mechanic 9-drawer Toolbox; (2) New Craftsman 18-drawer Toolboxes; Lots of misc, rakes, shovels, lawn tools.

**HOUSEHOLD ~ (TO SELL FIRST):** 20 Cu Ft Woods Upright Freezer, new in '06; 15 Cu Ft Gibson Refrigerator, new in '93; Amana Elec Range, new in '00; Maytag Dryer new in '12 - - Whirlpool Washer; Like New (2005) Brother LS-2125, sewing machine, auto buttonholer w/at least 7 built-in stitches; Waterfall Buffet; Antique Oak Buffet w/Beveled Mirror w/Curved Glass Sides & 2 Drawers; Antique Oak Chairs; Bookcase, 30"x18"x6"; Old White Mountain Model 4E unusual Ice Cream freezer w/a metal bucket; Kitchen Table; Oak Entertainment Center; Queen Size Bookcase Bed; 6 Drawer Chest; 5 Drawer Chest; Hobnail Finger Lamp; 18"x3"x5" Cabinet; 18"x30"x5" Cabinet; (2) Nice White Porcelain Cabinets; Food Processor, Blender, Toaster & Mixer & other misc pots, pans, kitchen utensils; Hand Compiled 3-ring notebooks w/collections of pictures of all types and ages of tractors, combines, trucks, trains, etc.

**COINS:** Kennedy 1/2 Dollars, '71 to '73; Gold \$1.00 Pcs; Susan B. Anthonys; 1962 to 1965 Qtrs; Buffalo Nickels; Other Coins; Lots Of Other Misc Items Not Listed.

\*\*\*See [www.missouri-iowa-classifieds.com](http://www.missouri-iowa-classifieds.com) for photos!\*\*\*

**Terms:** Cash or bankable check day of sale. Not responsible for theft or accidents. Announcements day of sale take precedence over printed material.

## Kobbe Auction & Appraisal Service

Grant City, MO

Auctioneer: Ralph Kobbe 660-582-6820

