

# Grundy County Farm and Land Auction

## Saturday, July 11 at 9 a.m.

**Location: 495 NE Hwy Y • Trenton, MO**

Since I am moving to an apartment in Trenton and having lived approx. 40 years on this 5.9 m/l acre farm, we will sell the following listed below at public auction.

**Directions: From Trenton 9th and Main Street, go east through town on Hwy. 6 approx. two miles to Y Hwy., turn left on Y and go north approx. five miles to auction site, follow auction signs posted sale day. Address of location: 495 NE Hwy. Y, Trenton, Mo., 64683.**

### Tract 1 - Real Estate 5.9 m/l Acres

Consisting of a ranch style home approx. 30'x50' and a 10'x24' utility interior addition = approx. 1,740 square feet of living area on the main floor. This home also has a full basement which is finished except for an unfinished storage room. This home has a beautiful two car attached garage with large attic storage space above it. Home consists of three bedroom 2 3/4 bath upstairs. The home has an open kitchen and dining and living room floor plan. Kitchen has a very large amount of kitchen base and overhead cabinets built by Vandevender Custom Cabinet Builder. Very nice center island; built-in cook top. Home will sell with the following included: side-by-side refrigerator and double oven and dishwasher and trash compactor and garbage disposal. Downstairs has a full kitchen and living room. Also has an open floor plan with one bedroom and one bath. Home also has an interior and exterior intercom system. Home has two patios. The barn is a hip roof design and is approx. 28x40 foot w/ a full hay loft, really nice stairway to get to the loft. The property also has a very large gazebo w/bench seating on the inside with lights and fans included. This beautiful home has everything a person could want. Hwy. Y black top pavement bordering east side and real good gravel road, 50th Street north side of property. Also has real good neighbors. The property has been very well cared for and is ready to move into. This is by far the most attractive property that we have had to offer so far. Located in Lincoln Township. R-9 School District and Grundy Co. Elec.

### Tract 2 - Real Estate 30 m/l Acres

Erma Shanks's son Kenny Roberts will sell the following: Tract #2(Grundy Co. river bottom row crop). Approx 30 acres m/l consisting of a really nice tract of land that lays good. Here is a tract that will raise very good row crop. A county road (Pine Ln) comes off of Hwy. W just south of railroad track and goes east and south and dead ends on the north line of this tract. Hickory Creek is the west boundary line and also the south boundary line w/Thompson River on east boundary line. Very good hunting and fishing. Found on page 37 of 2014 Plat book Jackson (W) & Jefferson (E) Township 60 N - Range 24 W, Section 28, according to Grundy County Courthouse records. Here is a chance of a lifetime to buy river bottom row crop land! (Notice tract #2 seller will receive all crops harvested in 2015 and closing will take place in January of 2016. Seller will pay all taxes for year 2015. Buyer and seller will split 50/50 closing costs on tract#2.)

**Lawn & Garden:** Zero Turn Hustler & John Deer riding mower: J.D. model 325 hydro drive w/hydro lift deck 48" cut. Just had a new motor put on recently. Very, very sharp. It looks like a new one. Hustler Fastrack Superduty Zero Turn mower 54" cut w/239 hours. Has a roll bar same as new. You will really like both mowers. Ariens FT524R front tine tiller, same as new, Fimco pull type 15 gal yard sprayer w/booms and hand wand, looks new, Cub Cadet yard dump bed trailer, looks new, small yard trailer pull behind fertilizer cart, lawn rakes, garden shovels, hoes, garden rakes, large lot of screw-in earth anchors, large lot of elec. wire 8-2-12-2 and 10-2 w/ground wire, large lot concrete blocks, yard aerator, same as new, some partial used rolls of woven wire fencing, several tee posts, kids bicycle, kid swing set, 6' fiberglass ladder, 4-14' can't sag gates in really good condition, more shop hand tools too numerous to mention, wheel barrow, JD 38T lawn sweeper, near new, refrigerator moving dolly, looks new, large lot of flower pots/topsoil in them, galvanized oval water tank, 6' wooden step ladder, several new poly sprayers in box, Craftsman gas powered hedge trimmer, brand new in box, two metal shop tables w/drawers, seven metal shelving racks. New white vinyl fencing; Aeromotor Windmill, approx. 30' complete and in excellent condition w/good fan wheel and real good tail (very nice). Approx. 2,500 or more feet of new white vinyl fence, including posts, rails and trellises (don't miss this opportunity of a lifetime). A very large lot new and used lumber, some plywood and much more too numerous to list.

**Antiques, Primitives and Collectibles:** Flower pot planter on wheels, old croquet cart, picnic table w/two benches, garden cultivator, metal sprinkler can, two old pony saddles in good shape, two old tricycles, three stone crocks 10 ga. Western logo, six gal. Buckeye logo, three gal. Blue Diamond, barn hay forks that fit on track, old wheel barrow, 3 drop leaf tables, five gal. Interstate Oil metal can, cast iron kettle witches brew pot w/bail, #3 cast iron dinner bell, ice tongs, bushel apple baskets, galvanized bucket, large lot of gunnie sacks, Coca-Cola, 7-Up, Pepsi and Squirt wooden pop adv. crates, old hand wash board, three White Mountain ice cream freezers, pony saddle w/fancy stitching, galv. square rinse tub, camel back trunk, two copper color coal hods, large and small, small cast iron three footed hearth kettle, brown and tan stoneware mixing bowl, brown stoneware bowl, two gal. stone jug w/finger loop, 10 gal. and five gal. cream cans, oak nail keg, wooden egg case w/carton insert, barn lantern elec. horse collar mirror, two white gas irons for ironing clothes, two sad irons, oak wash stand, very nice, several paintings in oak frames signed by Lee K. Parkison, antique metal doll bed, old ice pick, old granite ware, Modonair elec. hair dryer chair, kids play set and toys, oak quilt rack, pitcher and basin.



**Yard Décor & Gazing Balls:** Several concrete bird baths, several concrete flower pots, boy and girl sitting garden bench, yard figurines included, dog, chickens, mushrooms, raccoon, deer, turtles, squirrels, rabbits, angels and lots more. A large lot of gazing balls too numerous to list.

**Amish Made Modern Furniture and Appliances:** Oak oval dining table w/two self storing leaves in center, very fancypindle legs and six matching oak high back chairs, Amish made, very sharp, oak high chair, two oak side tables w/drawer, oak coffee table w/drawers, recliner, large oak entertainment center w/adj. center and glass doors, Amish made, collection of oak pic frames, several table lamps, Bassett 3 pc. Queen size bedrm set, offered by the piece, oak toned nite stand, Basset triple dresser w/mirror, Basset queen size bed, large supply bed linens, Broyhill 4 pc. bedroom set, dresser, chest of drawer, and kneel hole desk offered separate, several oak. toned storage units, pace setter sewing machine and cabinet by Brother, maple chair, four nice swivel bar stools, sectional 3 pc. oak armrest recliners w/two compartment center storage, blue in color, one blue recliner looks like Lazy Boy and in new condition, Hotpoint refrigerator, RCA big screen T.V., freezer, fold-up ping pong table, several sweepers, elec., cedar chest, matching love seat Maytag refrigerator, Maytag front load 5000 series w/steam control washer & dryer, w/storage in bottom drawers, these look like brand new, very nice, elec. Comfort furnace, like Eden Pure, Weslo treadmill, looks new, Frigidaire upright deep freezer, fold-up ping pong table, several sweepers, elec., cedar chest, matching love seat and chair, 2 white vinyl patio sets w/four chairs, wooden baby crib, wardrobe w/side storage, several pcs storage cabinets, large beveled mirror hangs on wall, Whirlpool microwave.

**Glassware, Cookware, Misc:** Large lot of china and brass and glass collectible bells, china dishes, a large lot of clear glass, blue Carnival pedestal fruit compote, large lot of SS cookware, baking dishes, SS 5 pc. mixing bowl set, large lot green and clear canning jars, several coffee makers, pressure cookers, Sun-beam mixer, glass pie baking dishes, pots and pans, cake pans, large supply of Christmas and holiday seasonal décor and much more.

**See our website for pics at [roppauctions.com](http://roppauctions.com) or [gpcink.com](http://gpcink.com) and click on Ropp Auctions.com**

**Auctioneers Note:** This will be a very large auction. The buildings are full! Erma Shanks took good care of anything she had. This is one of the cleanest auctions we have ever had. All real estate, home and buildings are in really good condition. The landscaping is very sharp. This place has all the eye appeal a person could want. Again, you do not want to miss this auction. Both tracts of real estate will be an opportunity of a lifetime. Very hard to find on both locations that is move in ready and very clean. Buyers will sign a standard real estate contract legal and binding and post a 10% non-refundable escrow payment to Trenton Abstract Co. Buyer and seller will split closing cost 50/50, seller will furnish clear title on property by closing day. All real estate will sell as is where is w/no warranty expressed or implied. Closing to be in 30 days or less. Sale will be held rain or shine.

For viewing of real estate call auction firm at 660-247-1914  
Kenny Roberts 660-359-1190 or Ronnie Roberts 660-359-1653

**Owner: Erma Shanks**

Food by Shooters • Port-a-potties on grounds.

Any and all announcements made sale day take precedence over all printed material. Seller on tract #2 will furnish clear title by closing date. Bring a friend and spend the day with us. There will be bargains for everyone. These are only the items listed that we could see by looking from a distance. A lot more to be discovered by sale day.

conducted by

# Ropp Auctions

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