

Leslie Eudean & Geneva Ruth Parsons

Auction

12496 Hwy P, Cainsville, MO

10:00 a.m.
Saturday,
Sept., 22, 2018

Because of my health, we will be moving from the farm to an apartment in town and the following will be sold at public auction located at the address above. **Directions:** From Princeton, MO, take Hwy. 136 west approx. 6 miles to Highway B. Go north on B for 12 miles to Hwy. P. Go East on P 1.5 miles to auction site. **Directions:** From Pleasanton, Iowa, go south on Hwy. B for 3.5 miles. Turn east on Hwy. P. Go east 1.5 miles to auction site.



Real Estate
Home & 4 acres more/less. Sits on a corner lot, Bear Avenue, gravel road on west side, & Hwy. P on north side. Consisting of a very nice ranch-style home sitting on a full basement with a real walkout, central air, elec. heat. Home has a beautiful kitchen w/lot of cabinets, upper and lower, a big dining room, very nice spacious living room w/picture window. You could take out the wall dividing the kitchen and living room and have a beautiful open floor plan of living room, dining room, and kitchen. Kitchen has breakfast bar, two bathrooms upstairs, one w/shower stall only and one w/tub and shower combo. Three bedrooms upstairs: one is master bedroom, all bedrooms have closets. Home sells w/glass top electric range and dishwasher. Home has a seated electric stair climber. The basement is fully finished. Has a laundry room, two bedrooms and one bath w/shower stall, sink, and stool and family room. A real nice comfortable home for anyone!

Any and all buyers that want to view the home, call 660-247-1914. Buyers will sign a legal binding real estate contract and post 10% down payment on day of auction. Down payment will be escrowed at Grand River Title Office in Bethany. Posting 10% down will not be refundable. Buyers, please make sure your financing is in order by sale day! Buyers and seller to split closing cost 50-50. If any surveying needs to be done before closing, it will be at the buyer's expense. Seller will furnish clear title by closing date. Closing will take place on or before and no more than 45 days after date of sale. You will not want to miss this one.

Shop & Hand Tools and Lawn & Garden

- 4" Makita angle grinder
- Plastic hose reel
- Table and sink combo
- Craftsman rolling nine-drawer tool cabinet
- Omaha 3/4" socket set
- Billings 14 piece open end wrench set 1-1/16" to 2" (very heavy and real rare)
- Deepwell impact sockets HD
- One set of J.D. open-end wrenches
- Homelite XL chainsaw
- Craftsman cordless driver
- Ryobi detail sander
- 50# anvil
- Rubber Maid and wooden flip-top tool box
- Echo CS 346 chainsaw
- Shop creepers
- Poly trash cans
- Come-a-long
- Icemaker copper tubing kit
- Keller folding ladder (like little giant)
- Several wet and dry shop vacs
- Several large receiver hitches
- Handiman jack
- B&D battery charger
- Quiet air portable air compressor
- 10 amp battery charger
- 2-wheel dolly
- 36" wooden ext. ladder
- Yard and garden tools
- Car ramps
- Pipe vise
- Two manual fuel tank pumps
- R&R iron
- Pond cattail cutter
- Three cat houses
- Stihl FS 40C weed eater gas
- Electric leaf blower & hedge trimmer
- Ext. cords
- 1,000 lb. mover's dolly
- 19.2V cordless drill master
- Two inverter battery chargers
- 24 piece combination wrench set
- Two metal dump bed trailer
- Lawn mower lift



- Pull behind lawn sweep
- Yard machine push mower
- 15 gal. ATV sprayer
- Elec. chain saw
- B&D 18v cordless chainsaw.
- Grain Truck, Ford Pickup and ATV**
- 1964 Chevy C60 grain truck 16' steel bed hydro dump bed 25 pd transmission (A real nice truck)
- 1981 Ford F150 long bed single cab 4x4 auto 5-8 L engine
- 2003 Honda Foreman Rubicon ATV, water-cooled, 4x4 showing 6637 miles, auto, transmission and manual shift, good rubber, one owner, a very nice unit.

- Hydro cylinders
- J.D. category 3 quick hitch 3 pt.
- Brass radiator
- Slide in receiver cargo carrier
- Alum. semi-V 12' boat (exc. cond.)
- Fishing poles
- Several J.D. tractor bolt-on duals w/rubber and rims 16.6x38 and various sizes
- Boat oars.

Antiques • Primitives • Collectibles

- Model A jack
- Windmill weighing
- Singer sewing machine
- base table
- Cow stanchions
- Post vise
- Metal milk crate
- Glass and porcelain
- insulators
- 6" salt crock
- Patio swing
- Surge glass milker tank
- Wooden nail keg
- Two DX oil cans
- Ice tongs
- Rendering kettle stand
- Cream separator parts
- Several J.D. tractor manuals
- Buck saw
- Several tractor seats
- Pin auger
- J.D. road sign
- 16' glass milker pipe
- Several barn pulleys
- Several SS Surge milker buckets
- 4-10 gal. cream cans



- Large iron wheel
- Several small iron wheels
- Antique rotary hoe wheels (very rare)
- Horse drawn neck yokes
- Hand well pump
- Pump spout
- Cast iron seats
- Child sled
- Two-man saw blade
- Wire egg basket
- Coca-Cola thermometer
- Wooden quail chest
- Two Crayola child's seats
- Half whiskey barrel planter
- J.D. metal tool caddy
- Cast iron tractor (Ert)
- Several hand-stitched quilts
- Several barn lanterns
- Custom jewelry
- Brown crock bowl
- Carnival glass handle basket (very nice)
- Carnival basket w/wicker handle
- Large lot of marbles
- Crockery pitcher
- Pitcher & basin
- Moon & star canister
- Lodge & Wagner cast iron skillet
- Large collection books
- Paint saw
- Holstein cow collection
- Hay hooks and barn trolley.

Antique & Modern Furniture & Household

- Very large offering of small kitchen appliances
- Rechargeable LED lantern
- Two rolling utility carts
- Hoover steam vac.
- Glass top office desk (nice)
- Three La-Z-Boy recliners in blue
- Metal trash cans
- Three pillow paid hide-a-bed
- Over-stuffed brown occasional chair
- 2 SS adj. shelving racks
- SS popcorn/mixing bowl
- Microwave carts
- Large two-door cabinet
- Several fans
- Life Styler 2808 treadmill
- Estate chest type freezer
- Small red dorm refrigerator
- F&P & Cabrio electric washer and dryer (very nice)
- Eight-drawer mirrored hutch top dresser
- Two drawer and two door wardrobe
- Metal full-size bed frame
- SS side/side refrigerator w/ice and water in door 25 cu. ft.
- Large lot of glassware drinking glasses and

- dishes and elec. Lamps
- Two swivel high back bar stools
- Six high back oak chairs (very nice and heavy)
- Extendable wood table w/12 wooden padded folding chairs (nice oak chair)
- Three-drawer chest of drawers w/wishbone mirror in frame (very nice and rare)
- Four-tier corner shelf
- Child's rocker
- Walnut library table w/drawer (really nice and rare)
- Sewing rocker
- Walnut drop front writing desk (really, really nice)
- Several wooden shelving units and end tables
- Glass door top and drawered bottom hutch (real nice)
- Piano w/bench
- Two matching white wooden rockers (very nice)
- Beautiful parlor table (nice)
- Three pillow divan and matching occ. Chair
- Sony flat screen TV
- Book cases
- Three adj. shelving units
- Fire King & Pyrex dishes
- Six-gun gun cabinet
- w/etched deer in glass and bottom storage
- Several CB mobile base units
- Midea dehumidifier
- White Mountain electric ice cream freezer
- Glass top round patio table
- 2 highback bar stools
- 2 Eden Pure infrared heaters
- Several patio umbrellas
- Heavy SS dish pan.

Several Items of Interest

- Approx. 40-Foot TV antenna tower
- King Ashley pellet stove (same as new)
- 26 bags wood pellets (new)
- Two five-gallon ash vacs
- Log yard swing
- Concrete basket flower pot
- Wire mesh patio table
- Six wrought iron patio chairs
- Several grills
- Concrete Hamp sow w/two piglets
- Six very large red granite rocks.



Auctioneer Note: This is a very abbreviated listing. Much more too numerous to list. The Parsons are very well known and have lived on this farm for many years. Come spend the day with us. There is something for everyone! Not responsible for theft or accidents. See our website for more pics and info.

Owner: Leslie Eudean & Geneva Parsons 660-748-8417

See our website for more pictures at RoppAuctions.com

Lunch by Mugsley's Mobile

conducted by

Ropp Auctions

We bring high \$\$\$ bidders to our sellers.

Auctioneers: Norman Ropp and Terry Caldwell 660-247-1914

Restrooms Available

