

PUBLIC AUCTION

Saturday September 26, 2015 • 9:30 a.m.

Located at 22841 Rainbow Basin Trail • Kirksville MO

Directions: From Michigan St. in the Southwest part of Kirksville, go South on Rt H 1.2 miles to Rainbow Basin Trl or North of Hwy 11 at Troy Mills on Rt H 1.7 miles to Rainbow Basin Trl, then West 1 mile.

REAL ESTATE (offered at 1:00 p.m.): Consisting of an underground 3 bedroom, 2 bathroom home w/utility, living room & kitchen, central air & heat, located on approximately 5 acres. (GE Washer/Dryer & GE side-by-side refrigerator sells w/the home. Also on the property is a 26x26, 2-car detached garage; 20x30 metal post frame barn; 2-small outbuildings; a lagoon system; nice yard w/fruit trees; the property does contain some cross fencing. This property offers the best of both worlds being situated in a nice, quiet, country setting & such a short distance from the Kirksville City limits.



TERMS OF REAL ESTATE SALE: Successful bidder will enter into a written contract w/10% down the day of the auction. Closing shall be in 30 days or less. Seller pays the 2015 property taxes. While sellers are highly motivated to sell they do reserve the right to accept or reject ANY & ALL bids.

Early viewing dates for the property are September 5 from 10 a.m.-2 p.m.

& September 12 from 10 a.m.-2 p.m. Additional viewing times can be scheduled w/Dick at 660-341-4939.

Vehicle, Lawnmower & UTV (sells following real estate): 2014 4 dr, 4WD, Gray Ford Escape w/backup camera, 8083 miles, like new, sells w/sellers confirmation; Simplicity Conquest 16HP riding mower w/44" deck, foot control hydro, 256 hrs; EZ Go gas powered UTV.

Household & furniture: GE toaster oven; GE Microwave; Vornado humidifier; Panasonic 30" TV; 2-TV stands; dehumidifier; Memorex 20" TV; Roper chest type freezer; Reebok RT300 exercise bike; 3-bar stools; round table w/4chairs; 2-end tables; table w/6 chairs & 2-leaves; magazine racks; 2-platform glider rockers; recliner; full size bed w/headboard; couch w/floral design; upholstered lift chair; couch; foot stool; rolltop desk; full size bed; bookshelf; nightstand; matching chest of drawers, dresser w/mirror & nightstand; gun cabinet; Versailles tabletop clock; misc wall clocks; misc lamps; winding wall clock; Misc pictures; pr crutches; walker; commode; Misc wall hangings; Large amount of glassware & dishes; household misc items; sewing box & supplies; dishes; kitchen misc; misc glassware; pink depression candle holders; wash basin w/pitcher, has some damage; butter dish; pr of decorative horns; costume jewelry; Misc Christmas decorations; enamel pot; pressure canner; galvanized tub.

Collectibles: Victrola; coffee grinder; State Railroad Maps of MO, WI, NE, KS, IA, MN; railroad lamp; amber Aladdin lamp w/glass shade; wooden picnic basket; pink depression stemmed glasses; #10 Western Crock; #5 Redwing Crock; #3 Union Crock; Glass pickle jar w/wire handle; Strucoto hyd toy dump truck; Dubl Handi small Washboard; Lionel elec train cars; harness collars; 2-runner sleds Kitten & dove picture w/wooden frame; Paul Detlefsen print w/wooden frame.

Tools & Outdoor items: Ryobi 5 pc cordless set; Dewalt cordless drill; Craftsmen brad nailer; 8" bench grinder; 5 gal air tank; Craftsman single cylinder, oil free Compressor; misc hand tools; Misc motor oil; auto single gate opener; Pole Saw; Fanco kerosene heater; 4" bench Vice; come-a-long; 2-buck saws; hose reel; receiver hitch; Misc halters/headstalls; Oster Golden A5 Clippers; load boomer; galv water tank; 2-poly water tanks; lawn sweep; pull-type lawn seeder; metal yard cart; alum ext ladder; igloo doghouse; metal driving cart frame; leather baseball gloves; bar style patio table set w/4 chairs; sev cattle panels; misc steel Posts.

Auction note: We will offer the Real Estate at 1:00 p.m. then the vehicle, Lawnmower, UTV. Plan to attend this auction.

Gail Hamilton Trust

NOT RESPONSIBLE FOR ACCIDENTS. ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER ANY & ALL PRINTED MATERIAL. PHOTO ID REQUIRED TO REGISTER FOR BUYERS #.

Lunch available

To view pictures visit our website at www.taylorauctionco.com

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