

# ABSOLUTE REAL ESTATE AND PERSONAL PROPERTY AUCTION

Featuring Home South of Maryville on 2 Acres ±  
Semi Trucks, Trailers, Collectibles, Furniture,  
Appliances & Household Items

**Saturday, October 21, 2023 • 10:30 am**

**Real Estate Sells at Approximately 2:30 pm**

**Auction On Site: 30284 U.S. Hwy 71**

Located approximately 3-1/2 mi. South of Maryville, MO on U.S. Hwy 71



**Personal Property Highlights include:** SEMIS - 2 - 1998 Volvo VNL64T, 1975 Freightliner; TRAILERS: 1980 Transcraft, 1984 48 ft. Fruehauf, 2 - 1992 48 ft. Van Trailers, 1988 48 ft. Transcraft, 2 - 1995 48 ft Van Trailers.

**APPLIANCES:** Frigidaire Side-by-Side Gallery Refrigerator w/Bottom Freezer, Maytag Smooth Top Oven, Panasonic Microwave, Maytag Portable Dish Washer, Maytag Washer and Dryer; **HOUSEHOLD:** Small Kitchen Appliances, Dishes, Pots & Pans, Kitchen Utensils, Samsung Flat Screen TV; **COLLECTIBLES:** Dazey Churn, Oil Lamps, Vintage China, Oak Wash Stand with Marble Top, Vintage Quilts, Walnut and Oak Tables, Rockers and Chairs, Oak High Chair, Blue Ball Jars.



Featuring older 1-1/2 story 1496 sq. ft. home with 3 to 5 bedrooms and 2 bathrooms situated on 2 +/- acres. Home has living room-dining room combination, kitchen, 2 bedrooms on main floor, 2 bedrooms on upper level, and 1 bedroom and updated bathroom with shower in basement. Stove w/radiant heat elements and portable dishwasher included with home. Carpeting on main level and upstairs in need of replacement. Balance of basement is unfinished and ready for new owner's construction; basement is combination cement block foundation and includes cellar door access to outside. Home has access to rural water. Updated fusebox in basement. Oil furnace and electric baseboard heat; central air; electric hot water heater; laundry area in basement with 220/110 hookup. Home has aluminum siding and asphalt shingles. Other amenities include: Detached metal 2-car garage with gravel floor; 24'x30' (720 sq. ft.); built in 1989; Metal shed with 2 large sliding entry doors plus side entrance and gravel floor; 63'x34' (2142 sq. ft.); 110/220 electrical; wooden workbench. **Taxes:** \$587.23 per year

**TERMS:** \$10,000.00 down payment of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title. Balance is due at closing on or before 30 days, when full possession will be given. Escrow to be held at Nodaway County Abstract. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, Inc. d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

## Charles "Dave" Taylor Estate

Mark Younger, Auctioneer

For complete listings and pictures visit our website

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