

ADVANCE

**The Late Joe Edward &
Loretta Ruth Dennis**

ESTATE AUCTION

Saturday, November 27, 2021 • 10 am

667 Elmdale Road, Chillicothe, MO 64601

Directions: From Washington & Polk St., go east on Polk St. to Elm St., turn left and go North on Elm St. Auction is on corner of Elm St & Elmdale Road. Watch for Signs Posted!



REAL ESTATE

Historical home consisting of 5 bd & 1 bth, a lg. enclosed summer porch as you enter from the driveway & leads into the dining room. An arch doorway separates dining room from the lg. living room with a lg. brick fireplace. The kitchen is dating back to mid 1800 & is a maid's or servant's kitchen, very unique. There are 3 bd on ground level & 2 bd upstairs w/walnut stairway. One half of the upstairs is all done in cedar interior (very nice). This home has a full basement that is dry with all the rain we have had. All bedrooms have large closets. Exterior of home is all brick. The builder that build the home had his own walnut lumber mill. The dining rm & living rm are all hand done in walnut veneer wall & trim finishes The interior doors are walnut. The home has all the original wood & glass pane windows & doors (very nice). There is a brand new Lennox central air systems installed 2 years ago. Home also has natural gas heat. There is an enclosed 16'x24' metal carport that has a roll-up garage door. This building is not very old. The original abstract shows the property where the house sits was purchased in 1841 by Thomas R. Bryan & this house is believed to be the first house built in this addition of Elmdale Place to the city of Chillicothe, according to Abstract from 1841 thru 1989 to present time. This property has a lot of shade trees, a very lg. corner lot. Location, Location...nice neighborhood. Real estate will sell to the highest bidder w/no reserve. Don't miss this one! Section (36), Township (58), in Range (24).

DUNE BUGGY & BAD BOY MOWER ANTIQUE • COLLECTIBLE • PRIMITIVES HOUSEHOLD FURNITURE & MISC.

AUCTIONEER'S NOTE: The home is full. More is expected by sale day. Anyone wanting to view the home needs to call 660-247-1914 by appointment only. Any & all buyers on real estate will post 10% down payment on day of auction & closing in 30 days or less. Your 10% down payment is non-refundable. Buyers be sure your financing is in order by sale day. All real estate sells as is, where is w/no guarantees expressed to implied. Seller will pay ALL taxes for 2021 & will furnish a clear title. Buyer & seller split closing costs 50/50. For more information, call 660-247-1914.

See our website: RoppAuctions.com

Owner/Representative: Lisa Albin

Conducted by

Ropp Auctions

Auctioneers: Norman Ropp (660.247.1914) & Richard Yoder



Any and all statements made sale day take precedence over any printed material. Not responsible for accidents. Power House Catering. Porta Pots Available.

