

# REAL ESTATE & ESTATE AUCTION



**22272 STATE HIGHWAY T, SEDALIA, MO ~ HOME ON 5 ACRES M/L**



As dad has passed and we have moved mom into an assisted living facility, we will sell the following described Real Estate & personal property at public auction located: From the Junction of Highways 50 & T (at the Tyson grain elevator between Sedalia & La Monte), take Hwy T north 8-tenths of a mile to the property on the right. Watch for the orange sale signs:

## SATURDAY APRIL 27TH 2024 10AM

### BRICK HOME ON 5 ACRES M/L

This brick raised ranch home was custom built in 1998. The home features 3 bedrooms, 2 bathrooms, kitchen (with appliances), dining area, living room, laundry/mud room and a 2-car attached garage. The home sits on a full unfinished basement (accessed through the house or garage) that provides plenty of storage space and ample opportunity to add finished living space. The home has a brand-new high efficiency HVAC system (LP heat) that was just installed a couple of months ago with a transferrable warranty, and a roof that is less than 5 years old! The home is well built with many nice features such as tile flooring, Anderson windows throughout, solid wooden doors, a covered front porch and a nice big back deck. The home is on city water and has a septic system. The acreage provides the perfect country setting for the home with nice landscaping and plenty of mature shade trees. The property offers 3 acres of fenced pasture/grassland behind the home and has Highway T frontage all along the western boundary. This is all in the desirable Dresden School District, which boasts the lowest tax rates in the area and gives children the ability to choose from any of the four local High Schools (Sedalia, La Monte, Northwest or Green Ridge) tuition free!



**OPEN HOUSE:  
THURSDAY, APRIL 18<sup>TH</sup>, 6-7PM**

**AUCTIONEER'S NOTE:** What a wonderful property with a nice brick home that is move-in ready! Country properties like this with room for expansion and recreation are so tough to find... especially this close to town! Make plans to see the home first-hand at the viewing on Thursday, April 18<sup>th</sup>, and have your finances in order by auction day so you don't miss this rare opportunity!

**TERMS:** The opening bid on the property will be **\$249,000**. Any bid at or over that amount and the property will sell to the high bidder! We will require **\$25,000 down the day of the auction, with the balance due at closing to be held on or before Friday, June 7th, 2024.** Seller will provide owner's title policy; buyer is responsible for any lender's title insurance. Taxes prorated at closing; closing fee at the title company will be split 50/50.



### TRUCKS, CAR & CARPORT

- 1 - 2006 Toyota Tacoma PreRunner V6SR5 2WD crew cab pickup truck, 97k miles, bed liner
- 1 - 1999 GMC Sierra 1500 Z71 4x4 ext. cab, 162k miles
- 1 - 1995 Cadillac Deville Classic, 32V-Northstar, 94k miles
- 1 - 18'x20' metal carport with partial side walls

### TRACTOR, LAWN & GARDEN

- 1 - John Deere 5103 2WD tractor, 214hrs
- 1 - Husqvarna YTH24V54 hydrostat lawn mower, 54" deck
- 1 - 10'x14' Rural America storage building with loft area
- 2 - 2-bottom plows (Dearing, Dearborn) 1 - 5' 3pt blade
- 2 - Picnic tables 2 - Swing sets (1 extra tall) 1 - Push mower
- 1 - Lot Patio Furniture 1 - Lawn dump cart 1 - Front tine tiller
- 1 - Wheelbarrow 1 - Lot yard tools 1 - Craftsman weed eater
- 2 - BBQ grills (1 charcoal, 1 LP like new) 1 - Pole saw



### FURNITURE & HOUSEHOLD

- 1 - Small chest freeze 1 - Frigidaire fridge 2 - Twin beds
- 1 - Set folding chairs 1 - Air hockey table 1 - Lot bikes
- 1 - Set Kenmore washer & dryer 1 - Dining table & hutch
- 1 - Lot mugs 1 - Lot kitchenware 1 - Cavalier hope chest
- 1 - Toy covered wagon 1 - Gas meter (converted to clock)
- 1 - Leather couch 1 - Recliner 1 - Lot coffee & end tables
- 1 - Lot Christmas décor 1 - Wood highchair
- 1 - Lot misc. furniture 1 - Lot lamps & home décor
- 1 - Wood rocking chair 1 - Lot antiques & collectibles
- 1 - Kraut cutter 1 - Secretary desk 1 - Queen bed

### COINS

- 1 - Ellis Island 1986 Liberty silver dollar 1 - 2006 Liberty Silver dollar
- 1 - Series 1935A \$1 silver certificate 61 - 1964 Kennedy halves
- 11 - 60's Kennedy halves 10 - 70's Ike silver dollars 5 - 20's silver dollars
- 6 - 1940's Libert walking halves 1 - Lot misc. foreign coins
- 1 - 1876 Liberty seated half dollar 1 - 1898 Barber half dollar
- 56 - Uncirculated state park quarters 12 - Buffalo Indian Head nickels
- 18 - Wheat pennies 3 - Mercury dimes 1 - Lot misc. mills

### GUNS

- 1 - Cobra model CA380 .380 semi-auto pistol
- 1 - Hi Point model CF380 .380 semi-auto pistol
- 1 - Ruger Wrangler 22lr (green) 6-shot revolver
- 1 - H&R model 622 .22lr revolver
- 1 - Heritage Rough Rider .22lr 6-shot revolver
- 1 - Hipoint 9mm semi-auto pistol
- 1 - Springfield 1911 45acp semi-auto pistol
- 1 - Ruger wrangler .22lr 6-shot revolver
- 1 - Lorcin model L9MM 9mm semi-auto pistol
- 1 - Browning A5 12ga, 3" mag, VR, round knob
- 1 - Remington 552 .22lr semi-auto rifle
- 1 - Newhaven 600ct 20ga pump, plain barrel
- 1 - Stoeger 12ga over/under shotgun, VR
- 1 - Marlin model 60 .22lr semi-auto rifle
- 1 - 455 Beaumont bolt action rifle
- 1 - 8mm Mauser bolt action rifle
- 1 - 7.5x55 Swiss straight pull rifle
- 1 - 303 British military rifle
- 1 - Old military bayonet
- 1 - Wooden gun cabinet 1 - Large ammo box

### TOOLS & MISC.

- 1 - Waterloo rolling toolbox 1 - Lot misc hand tools
- 1 - Storage cabinet 2 - Dollies (2-wheel 4-wheel)
- 1 - Lot walking sticks & canes 1 - Lot fuel cans
- 1 - Set sawhorses 1 - Lot H.D. ratchet straps

**Be sure to visit:**

**WWW.AUCTIONARROWS.COM**

**For more pictures**

**AUCTIONEER'S NOTE:** The Randall family has been a staple of the Dresden community for many years and are well respected. We really don't have a lot to sell, but what we do have is very nice! The vehicles and tractor are low mileage/hours and in excellent shape! With guns, coins, and just the perfect amount of household items... this will be a fun sale for everyone.

**OWNERS: Ralph Randall Estate, Elizabeth (wife)**

**AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE LLC**

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As always, No buyer's premium or fees...  
What you bid is what you pay!