



REAL ESTATE &



EQUIPMENT AUCTION

14379 Cricket Lane, Stover ~ AND ~ 508 North Missouri, Stover

In order to settle the estate of George Ivey, we will sell the following described Real Estate and equipment at public auction located: From the Junction of 52 and N Highways (on the east side of Stover), take N Highway north 2.5 miles to Cricket Lane. Turn right (north) on Cricket Lane and go 2-tenths of a miles to the property on the right. Watch for signs:

SATURDAY, MARCH 28TH, 2015 @ 10AM

HOME & OUTBUILDINGS ON 20 ACRE M/L NORTHEAST OF STOVER, MO



HOME:

Three bedroom, 1.5 bath home with dining room, kitchen & living room. Basement with storage, laundry & small garage. Central heat & A.C., new roof, well & lagoon. Home sells with newer refrigerator and stove!



OUTBUILDINGS:

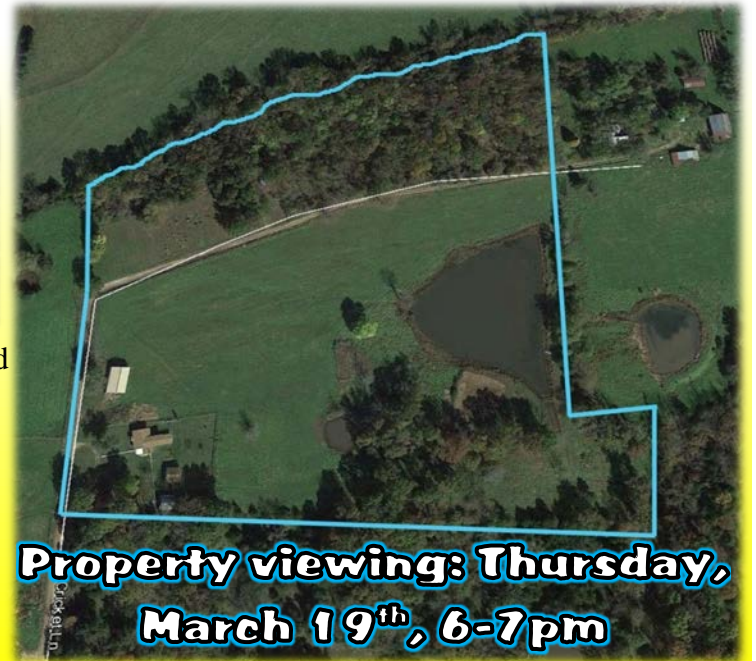
30'x48' Metal machine shed, 2-car detached garage with electricity & wood stove, 2-car detached open carport. small barn.



ACREAGE:

The 20 acres has some fencing and a nice big pond. It is a beautiful setting for a country home.

TERMS: The property will sell ABSOLUTE to the high bidder with NO RESERVE. We will require \$10,000 down sale day, with the balance due at closing to be held on or before Tuesday, April 28th, 2015. Seller provides owner's title policy; buyer responsible for lender's policy. Taxes prorated at closing, closing fee split 50/50.



Property viewing: Thursday, March 19th, 6-7pm

AUCTIONEER'S NOTES:

Cricket Lane: I get asked all of the time if I know where there is acreage for sale in the country... and they seem to be few and far between. Have your finances in order as the property will sell absolute to the high bidder with no reserve, and there will be a new owner!

Missouri Street: If you have a small family, or would like a clean rental in town...here is a property for you with a nice location.

Sale Order: We will sell the home in town first at 10am promptly, followed by the storage shed. Then we will head out to the property on Cricket Lane and begin selling the equipment, followed by the real estate. Plan to join us Saturday, March 28th for both properties!

See both properties Thursday, March 19th, 6-7pm

FURNISHED HOUSE IN TOWN ~ 508 N. MISSOURI

Also selling is this 1bedroom, 1bath home just a block north of Casey's on Missouri Street. The home also has a kitchen, dining room, living room, utility/mud room and a 1-car attached garage. The home has forced air gas heat, two newer window units for air, and is low maintenance with vinyl siding, vinyl windows and a new garage door with opener. The home has a fenced back yard and comes furnished & ready to move in!



TERMS: The opening bid on this property will be \$14,900, any bid at or above this and the property sells to the high bidder. We will require \$5,000 down sale day, with the balance due at closing to be held on or before Tuesday, April 28th, 2015. Seller provides owner's policy. Taxes prorated at closing, closing fee split 50/50.

TRACTORS AND EQUIPMENT



- 1 - Farmtrac 300DTC with 5145 loader, MFWD, 1500hours
- 1 - Massey Ferguson 165 gas, wide front
- 1 - McCormick Farmall Cub, wide front
- 1 - Howse 600 6' 3pt brush hog
- 1 - Bush Hog SQ720 Squealer rotary mower
- 1 - Pallet fork (for front loader)
- 1 - Bush Hog RTS7402 rototiller
- 1 - Ford 8N
- 1 - 6' 3pt blade
- 1 - 5' 3pt rock rake
- 1 - Yard roller
- 1 - One-bottom plow

AUTOMOBILES & TRAILER

- 1 - 1999 GMC 1500SLE 4x4 ext. cab, 228k miles
- 1 - 1995 Ford F-150 2WD reg. cab short bed, 179k miles
- 1 - 1954 Chevy 4-door
- 1 - Doolittle 18'x84" dual axle flatbed trailer with dove tail

SAWMILL, MOWERS & TOOLS

- 1 - EZ Boardwalk sawmill
- 1 - Forest King 22ton log splitter (like new)
- 1 - Husqvarna RZ5424 zero turn mower, 24hp Kohler, 54" deck
- 1 - Cub Cadet LT1045 riding mower, 46" deck
- 1 - North Star 5500 generator with Honda 9hp motor
- 1 - Toro snow blower
- 1 - Small lot steel posts
- 1 - Lot 6"x6"x14' treated posts
- 1 - Honda 24hp v-twin motor
- 1 - Battery charger
- 1 - Lot misc. chains
- 1 - Weed eater
- 1 - Aluminum 6' stepladder

DOZER & ROAD GRADER



- 1 - 1955 Allis Chalmers HD5G dozer
- 1 - Allis Chalmers AD40 road grader

HOUSEHOLD & FURNITURE

- 1 - Pillow top queen mattress & box springs (nice)
- 2 - Sets mattress & box springs (1 King & 1 Full)
- 1 - Dehumidifier
- 1 - Halo vacuum
- 1 - Samsung microwave
- 1 - Maytag electric dryer
- 1 - Roper washing machine
- 1 - Curio cabinet
- 1 - Chest
- 1 - Recliner
- 1 - Couch

Be sure to visit:

WWW.AUCTIONARROWS.COM

For more pictures!

AUCTIONEER'S NOTE: George was a respected and well-liked member of the Stover community. We have several nice pieces of equipment, but very little household or small items... so please be on time.

OWNER: THE ESTATE OF GEORGE IVEY

AUCTIONEER: DICK HUTCHISON AUCTION & REAL ESTATE L.L.C.

(573) 378-8822 Cell (660) 347-5656 Office dickhutchisonauction@me.com
Auction Associates: Toby Brown (660) 473-6008 or Sam Trelow (660) 287-1390

As always, No buyer's premium or fees...

What you bid is what you pay!