



# REAL ESTATE &



# HOUSEHOLD AUCTION

2217 South Vermont, Sedalia, MO 65301

As we have moved into retirement housing, we will sell the following described Real Estate and personal property at public auction located: From the Junction of 65 Highway & 20<sup>th</sup> Street (by Kehde's BBQ), head east on 20<sup>th</sup> Street 1 mile to Vermont Avenue. Turn right (south) on Vermont Avenue, and continue 2-tenths of a mile to the home on the left. Watch for auction signs:

## THURSDAY, SEPT. 10TH, 2015 @ 6PM

### 3 BEDROOM HOME IN NICE NEIGHBORHOOD

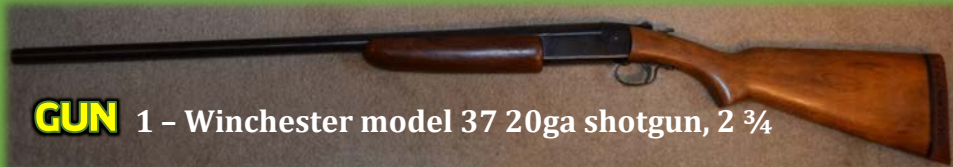
This 1,200 square foot ranch style home was built in 1959. In addition to 3 bedrooms, the home has 1 bathroom, a large living room, an eat-in kitchen (complete with Whirlpool gas stove), a mud room, and a one-car attached garage. There are hardwood floors throughout most of the house that are currently under carpet, and the covered front porch overlooks a nice lot with mature shade trees and shrubs. The home is on a crawl space and has been well maintained; with a new roof only 4 years ago & a new York central heat & a/c system only 2 years ago. All this in a nice quiet neighborhood just a few blocks from Katy Park, and in the Skyline Elementary School District.



**OPEN HOUSE: THURSDAY, SEPTEMBER 3RD, 6-7PM**

**TERMS:** The opening bid on the property will be \$49,000. Any bid at or over that amount, 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 Friday, October 9<sup>th</sup>, 2015. Seller will provide an owner's title policy; buyer is responsible for any lender's policy. Taxes will be prorated at closing, and the closing fee will be split 50/50.

**AUCTIONEER'S NOTE:** This is a nice home that is ready to move into. Removing the carpet and re-finishing the hardwood (if necessary), would be an inexpensive way to add value and appeal to your home. Plan to join us September 3<sup>rd</sup> to see this home's potential first hand; and have your finances in order as the property will sell to the high bidder with any bid at or over \$49,000!



**GUN** 1 - Winchester model 37 20ga shotgun, 2 3/4

### ANTIQUES

- 1 - Texaco 5gal grease bucket
- 1 - Steel wheel garden plow & attachments
- 1 - Children's metal folding table & 2 chairs
- 1 - Small lot old glass bottles
- 1 - Zippo "Chesterfield" cigarette lighter (NIB)
- 3 - Atlas fruit jars (blue)
- 1 - Keen Kutter meat grinder
- 1 - Set Crown Victoria China

### STORAGE SHED & TOOLS

- 1 - MTD 21" 4hp rear bag push mower
- 1 - Electric pole saw
- 1 - Lot hand tools
- 1 - Garden hose & reel
- 1 - 4" shop vise
- 1 - Small bench grinder
- 1 - Saber saw
- 1 - 16' aluminum extension ladder
- 1 - Small lot mechanic's tools



1 - 9'x 10' storage shed

### APPLIANCES

- 1 - Kenmore refrigerator with ice maker (nice)
- 1 - Chest deep freeze (8cubic feet)
- 1 - Sharp microwave

### FURNITURE & HOUSEHOLD

- 2 - Rocker recliners
- 1 - Lazy Boy couch
- 1 - Hide-a-bed couch
- 1 - Office chair
- 1 - Computer table
- 1 - Tell City kitchen table & chairs
- 1 - Small makeup vanity w/ mirror
- 1 - Blonde hope chest
- 1 - Lot flower pots
- 1 - Bread maker
- 1 - Lot coffee pots
- 1 - Lot lawn chairs
- 1 - Lot pots & pans
- 2 - Metal shelves

Be sure to visit:

[WWW.AUCTIONARROWS.COM](http://WWW.AUCTIONARROWS.COM)

For more pictures!

**AUCTIONEER'S NOTE:** This will be a snappy little sale with some nice household items. Plan to be on time, as we will start promptly at 6:00pm. See you sale day!

**OWNERS: HAROLD AND MARIAN SCHROEDER**

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

(573) 378-8822 Cell (660) 347-5656 Office [dickhutchisonauction@me.com](mailto: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!

Not responsible for accidents. Statements made day of sale take precedent over all printed material. The Auctioneer and owner deem all above information to be reliable but make no guarantees either stated or implied.