

# NO RESERVE REAL ESTATE &



# HOUSEHOLD AUCTION



5075 Locust Lane, Sedalia, MO ~ Walnut Hills Subdivision

As we are moving, we will sell the following described real estate and personal property at public auction located: From the Junction of Y Hwy (16<sup>th</sup> Street) & Hedge Apple Drive (The first entrance to Walnut Hills west of Sedalia), go south on Hedge Apple Drive 3-tenths of a mile to Locust Lane. Turn right (west) on Locust Ln. and continue 2-tenths of a mile to the home on the left. Watch for signs on:

## SATURDAY, JUNE 4TH, 2016 @ 10AM



**Open House:**

**Thursday, May 26<sup>th</sup>, 6 - 7 p.m.**

### 4 BEDROOM 3 BATH HOME ON GOLF COURSE

This 2800 square foot raised ranch home was built in 1992 and sits on a full walk-out basement right off the #3 fairway of the Sedalia Country Club golf course in Walnut Hills. In addition to 4 bedrooms (2 up & 2 down), the home boasts a living room, open kitchen with solid wood cabinets & granite countertops, formal dining room, hearth room with see-through fireplace, laundry room, downstairs family room and a 2-car attached garage! There is even an additional 800 square foot of unfinished space in the basement for added storage and possible future living space. The home's interior offers many desirable features including hardwood floors, cathedral ceilings, and a walk-in pantry; while the home's exterior is all brick with classic coin corners and a steel tile roof with aggregate covering. There is even a large attic (accessed by a staircase) which adds a great deal of storage space. All this and more just west of town... and in a great neighborhood!

**TERMS:** The property will sell **ABSOLUTE** to the high bidder with **NO RESERVE!** We will require \$15,000 down the day of the auction, with the balance due at closing to be held on or before **Tuesday, July 5th, 2016.** Seller will provide an owner's title policy, and the 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:** I have gone to church with the Griswolds for a number of years, and consider it an honor to have their auction. Don't miss your opportunity on a beautiful home in a very desirable neighborhood, and plan to see it first hand at our open house Thursday, May 26<sup>th</sup>. Have your finances in order, as the home sells with **NO RESERVE!**

### FURNITURE & APPLIANCES

- 1- Wooden high chair
- 1- Wooden child's rocker
- 1- High back spindle rocker
- 4- Lawn chairs
- 1- Set A. Brandt Ranch Oak Twin Bunk beds
- 2- A. Brandt Ranch Oak nightstands
- 1- A. Brandt Ranch Oak dresser and mirror
- 1- A. Brandt Ranch Oak desk with matching chair
- 1- A. Brandt Ranch Oak flower stand
- 1- A. Brandt Ranch Oak Kitchen Table with 6 Chairs
- 2- Lazy-Boy rocker recliners
- 1- Spindle back chair
- 1- Ethan Allen pedestal table with 2 leaves 4 chairs
- 2- Wingback chair Burgundy
- 1- Vintage book shelf
- 1- 4 Shelf wooden book case
- 1- Coffee table
- 1- Glass front 2 Door Credenza
- 1- Oak End table
- 1- 7 piece Ethan Allen Antique White Set (Full bed, nightstand, dresser, make-up table, desk & chair)
- 1- Full-sized wicker bed
- 1- Porcelain top cabinet
- 1- Swivel Rocker chair
- 1- Wingback recliner
- 1- Oak office desk
- 1- 8 Door china-hutch
- 1- Large oak cabinet without cabinet doors
- 1- Tile top Patio table and 4 chairs with umbrella
- 1- 4 door, 1 drawer entertainment center
- 1- Thomasville floral pattern sofa
- 1- Sofa Sleeper
- 1- Thomasville 2 door bookcase
- 1- 5 shelf glass top with rod iron
- 1- Oval dining table with 6 Chairs

### CLOCKS & COLLECTIBLES

- 1- Large lot (Approximately 80) Hummel figurines
- 1- Lot Handstitched quilts
- 3- Kerosene lamps
- 1- Lot Large Oil Paintings and prints
- 1- Ridgway Grandfather clock (8 day)
- 1- Sessions- Calendar Regulator clock
- 1- Tempus Fugit Grandfather clock
- 1- Elk Head Hand carved Coo Coo 3 weight Clock
- 1- Ingraham Antique Regulator wall clock
- 1- Ingraham 8 day Antique Oak Mantle Clock
- 2- Seth Thomas Kitchen Clock
- 1- Ansonia Kitchen Clock
- 1- WML Gilbert Wall Clock
- 1- Seth Thomas Mantle Clock 30 Hour
- 1- Small World Disc Wall Clock
- 1- German Antique Porcelain face Wall Clock
- 1- Ansonia 30 day mantle clock
- 1- WML Gilbert Mantle Clock 30 Hour
- 1- Oil painting of Flat Creek Covered Bridge (Pat Clark)
- 1- Antique Griswold Waffle Iron
- 1- Antique beveled mirror
- 1- Lake to Lake milk box
- 1- Lot Pink Depression glass
- 1- Lot Waterford Crystal
- 1- Lot American Fostoria Glass
- 1- Lot Fostoria Stemware
- 6- Porcelain figurines (Lladro, Nao)

### TOOLS & MISC.

- 1- JD 3 HP 4 cycle sidewalk edger
- 1- Stihl BG55 Blower
- 1- Craftsman 10" Miter saw
- 1- Craftsman 10" Table saw
- 1- Kawasaki KBL 23A Straight shaft string trimmer
- 1- Craftsman 27cc straight shaft sting trimmer
- 1- Honda HR 194 self-propelled mower
- 1- 50' hose & reel
- 1- Craftsman tool chest on wheels
- 1- Craftsman 4" vice
- 2- Metal Military Footlockers (40's-50's)
- 1- Lot Garden Tools
- 3- RC Cars, 1- RC Jet Ski
- 1- 6' Werner Step ladder
- 1- Heavy wooden work bench
- 1- Workbench with shelves

### GUNS & AMMO

- 1- Winchester 9410 lever action .410 shotgun
- 1- Remington model 742 .280 rifle with scope
- 1- American Arms 45LC revolver
- 1- Winchester 38-55 Chief Crazy Horse commemorative rifle (NIB)

### AUTOMOBILE

1 - 1941 Packard 120 Clipper, 4-door, 3sp on the column, quite a bit of restoration done, runs well & ready to take out on that weekend date night



### GOLF CART, MOWER & TRAILER

- 1 - Club Car electric golf cart, turn signals, all-weather top, mag wheels
- 1 - Gravely ZT 48XL zero turn mower
- 1 - 1970 homemade tilt utility trailer (made for a golf cart)



### APPLIANCES & ELECTRONICS

- 1- Maytag SxS Refrigerator w/ ice maker
- 1- Sony Bravia Flatscreen 30" TV
- 1- Whirlpool Accubake Glass-top Electric Range
- 1- Sony Flat Screen 28" HDTV
- 1- Bosch Nexxt 500 Plus series front load washer on pedestal
- 1- Bosch Nexxt 500 Plus series front load electric dryer on pedestal
- 1- Kenmore Elite SxS fridge w/ lower freezer, Ice/Water in the door Stainless
- 1- Kitchenaid SxS fridge
- 1- Chairbroil BBQ grill
- 1- Casio Privia electric piano

**Be sure to visit:**

**WWW.AUCTIONARROWS.COM**

**For more pictures!**

**OWNERS: NORMAN & RUTH GRISWOLD**

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

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