NO RESERVE REAL ESTATE & FARM AUCTION

7997 Manito Lake Road, Fortuna, MO

As we are moving to Wisconsin we will sell the following described Real Estate, machinery & personal property at public auction located: From the Junction of Z and 5 Highways (in downtown Fortuna), take Z Hwy west 1.5 miles to Manito Lake Road. Veer right on Manito Lake Road and go less than 1-tenth of a mile to the property on the right. Watch for signs:

SATURDAY, NOV. 19TH, 2016 @ 10AM

HOME & SHOP ON 11 ACRES M/L

This 3 (could be 4) bedroom home sits on 11 acres. The home is a 2002 manufactured home with a kitchen, family room, sitting room, 2 bathrooms, an office (which could serve as the 4th bedroom) and a laundry room. The master bedroom also boasts a large walk-in closet and a jetted tub in the master bath. The home features electric central heat and air, insulated double pane fold-out windows, engineered hardwood floors, 2 decks and stone skirting. The kitchen comes complete with a stove and microwave, and the house is serviced by a well and septic (which runs into a lagoon). In addition to the home, the property also has a 32' x 46' metal shed/shop with hot water heated concrete floors and a 20' lean-to. The acreage is primarily open with permanent and electric fencing. All of this is in the Tipton School District.

AUCTIONEER’S NOTE: Here is a nice home on 11 acres with a good location and a shop that could serve many uses. These types of properties are getting harder to find all of the time, and I have no doubt that it will to continue to go up in value. Have your finances in order, as the property will sell with NO RESERVE to the HIGH BIDDER! See you Saturday, November 19th.

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, December 20th, 2016. The Seller will provide an owner’s title policy, and the buyer will be responsible for any lender’s policy. Taxes will be prorated at closing, and the closing fee will be split 50/50.

Be sure to visit: www.auctionarrows.com

For more pictures

Tractors & Lawn Mowers

- 1 - Ford 1520 diesel tractor (Shibaura motor)
- 1 - John Deere 790 4x4 compact diesel tractor, turf tires, 1955 hours
- 1 - John Deere 757 Z-Track mower, 60’ deck, 25hp Kawasaki, 1,339hrs

Vehicles & Trailer

- 1 - 2007 Chevrolet Impala LT, new tires, 143k miles (well-kept car)
- 1 - 2000 Ford F-150 XLT crew cab 4x4 truck, Triton V-8, FX4 Off-Road package, brush guard, 226k miles
- 1 - 2000 Chevy Metro, Heat & A/C, 331k miles
- 1 - Burkholder 7’x12’ stake bed trailer, dual 2,000lb axles

Equipment

- 1 - Oliver 2-bottom plow
- 1 - Andy 500 5’ brush hog
- 1 - New Holland 56 rake
- 1 - King Kutter 5’ 3pt blade
- 1 - Taylor outdoor wood furnace (furnace needs work)
- 1 - Gas tank on stand

Household

- 1 - Matching set couch, Love seat & rocker/recliner
- 1 - Wooden desk

Cattle & Hay

- 2 - Angus cows with small heifer calves (6yrs & 4yrs old)
- 2 - Bred Angus heifers

Equipment

- All cattle raised by Jacob on his farm
- 36 - Big round bales mixed hay (4’x5’ net wrapped)

AUCTIONEER’S NOTE: We do not have a lot to sell, so plan to be on time. However, what we do have to sell is nice! Join us on the 19th for a snappy auction!

Owner: Jacob & Judith Krabyll

Auctioneer: Dick Hutchinson Auction & Real Estate L.C.

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

What you bid is what you pay!

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