

LIVING ESTATE AUCTION

Earl and Wanda Johnson

Saturday, September 29th, 10 AM



**American Heartland
Real Estate & Auctions**

**15469 S. 2850 RD,
El Dorado Springs, MO**

Location: 5 Miles West of El Dorado Springs on HWY 54.
Home and 20 Acres: 2000 sq ft home, 4 bedrooms 1.5 bath,
2 outbuildings and barn

OPEN HOUSE
Thursday, Sept. 20, 2-4 PM

417-876-7050



What a great auction offering! We are honored to represent the sale of the Johnsons on their 3 bed, 2 bath home featuring 2,000 sq ft of living space plus multiple outbuildings. The home is older, but a little updating will go a long way! There are several storage buildings, a nice shop, 2-car garage, and old barn. The 20 acres is open with road on 3 sides. Fantastic location, right between Nevada and El Dorado Springs in Vernon County.



TRACTOR/TRUCK/MOWER/TRAILERS

2011 Kubota B2320 Diesel Compact 4x4 Tractor (LOW HOURS) w/ Front End Loader LA304, 2004 Dodge 1500 4x4 5.7 140k mi, 18' Dixon Horse/Cattle Trailer w/ Tack Room and Overhead Storage, 18' River Craft Flat Bed Trailer w/ Electric Winch, Howse 4' Brush Hog, Husqvarna 24V54 24hp 54" cut Riding Mower

FARM

18'x 21' Car Port, 14 Steel Tubed Cattle Panels, 2 Hay Rings, 2 Bottom Plow, Pull Behind Hay Spear, 3 pt Hay Spear, Curry Rake, Wood Wheel Hay Wagon, Pickup Bed Trailer, Tires, Wheels, Small Yard Carts

TACK/SADDLES/COWBOY

Halters, Bridals, Girths, Leads, Bits, Horseshoes, Hames, Saddles, Blankets, Wagon Reins and Setups, Buggy Springs, Spurs, Belt Buckles (Some Heston), Hand Made Saddle Bag, Horse Hair Lasso, Braided Leather Lasso, Header/ Healer Ropes, Cowboy Hats, Cowboy and Indian Pictures, Leather Rifle Scabbard, Saddle Stands, Cowboy Literature Pieces

TOOLS

Drill Press, Table Saw, Bench Grinder, Anvil, Vise, Wrenches, Socket Sets, Hand Tools, Sawzall, Fiberglass Step Ladder, Aluminum Extension Ladder, Ext Cords, Furniture/Appliance Dolly, Drop Lights, Hammers, Lawn Tools, Gas Trimmers, Saws, Large Battery Charger

ANTIQUES

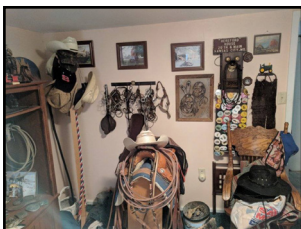
Cast Iron Ware, Sleds, Iron Wheels, 2 Radio Flyer Wagons, Pepsi and Coca Cola Collectibles, Cast Iron Horse Head Hitch Post, Feed and Milk Buckets, Metal Lawn Chair, Cast Iron Bench, KELLOGG Antique Crank Telephone (Working), Glass Bell Collection, Carnival Glass, Depression Glass, Blue/ White WILLOW, Pitchers, Churns, Cocks, Oil Lamps (Full Size and Miniature), Clocks, Hand Painted Saws, Miniature Horse Drawn Wagons, Silver Spoons, Thomas Kinkade Framed Prints, Wonder Pony Kids Ride On Horse, Indian Pottery, Coffee Grinders, Sat Irons, Single Bottom Horse Plow

APPLIANCES/FURNITURE

Whirl Pool Electric Washer and Dryer, Kenmore Electric Dryer, Kenmore Side by Side Refrigerator/Freezer, Frigidaire Upright Deep Freeze, Magic Chef Glass Top Range, Hall Tree, Dining Table w/ 6 Chairs and Matching Buffet, Computer Table, End Tables, Sitting Chairs, 4 Wooden Bar Stools, Armoire, Book Shelves, TV's, Folding Picnic Table, Dishes and Housewares

GUNS/FISHING

Stevens Model 67 Shotgun Series E, Powerline 1200 CO2 Pistol, Daisy Red Rider, Snow Peak Pellet Rifle, Fishing Poles, 50 hp Evinrude boat motor with title



1. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.
2. Buyer must conduct their own inspections, at their own expense, prior to bidding at the auction.
3. Buyer and Sellers will enter into a standard format Contract for the Sale of Real Estate on the day of the auction. Contract will call for a 10% down payment in the form of a personal or corporate check, cashier's check with the balance of the purchase price due, in certified funds, to close on or before 30 days of sale. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction.
4. Not responsible for accidents.
5. Statements made day of sale take precedence over written material.
6. Seller will furnish marketable title; Buyer has option of purchasing title insurance. Taxes will be pro-rated at closing. Escrow and closing will be held at title company of Seller's choice.
7. Payment required immediately following sale in the form of cash or personal check. No items will be removed from property until settled for between buyer and sellers.



Ryan Hubbard

United Country American Heartland Real Estate

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Col. Jesse Coleman — Auctioneer — 417-876-7050

Full sale bill online: ucLandandHome.com



Jesse Coleman