

AUCTION

103 ACRE NODAWAY COUNTY FARM

— LOCATION —

24479 State Hwy. A

BARNARD, MO.

9 miles South and 3 miles west of Maryville, Mo.

Or 6 miles East of Graham, Mo. on A Blacktop.

SATURDAY OCT. 26

10:00 A.M.

2013

REAL ESTATE

sells at 12:00 o'clock.



DESCRIPTION: 103 acres more or less of rolling hill land with nice one story home and out buildings. Located on state Hwy A just 3 miles west of 71 Hwy. Farm has 89.2 acre crop base with 49.6 acres presently in beans and balance in pasture. Partially terraced and tiled with large pond in center of farm. House has 2 bedroom and 1 bath with nice wood cabinets. Carpeted throughout and baseboard heat. Connected to rural water and has good well on property. Wood framed machine shed (45' x 72') and detached garage (24' x 36'). Usable cave and smoke house. Nice Location, approx. 700 yards from blacktop with plenty of shade trees.

LEGAL DESCRIPTION: The East Half (E 1/2) of the Southwest Quarter (SW 1/4) and the West Twenty-three (23) Acres of the Southeast Quarter (SE 1/4) of Section Two (2), Township Sixty-two (62), Range Thirty-six (36), Nodaway County, Missouri.

TERMS ON REAL ESTATE: 10% of purchase price day of Auction and enter into contract of sale. Balance in 30 days or less when possession of house will be given. Possession of farm land will be January 1, 2014. All 2013 and prior taxes to be paid by seller. All crop proceeds for this year will be retained by seller. All inspection of land and buildings must be made prior to Auction date. Farm sells as is where is.

To view farm contact Owner or Auctioneers. Visit our website www.colbill.com for more info and pictures.

HOUSEHOLD & COLLECTIBLES: One yr. old Kenmore refrigerator (textured white, no ice maker); One yr. old Kenmore 30" elect. range; Older elect. range; 2 metal wardrobes; Washing machines; Double wash tub; Elect. clothes dryer; Regulation size Brunswick pool table; 15 cue sticks; Antique dresser; 110 window air conditioner; 3-piece full size bedroom set; 4-drawer chest of drawers; Elect. fireplace w/drop secretary; 3-cushion couch; 3-shelf bookcase; Kenmore sewing machine & cabinet; End table; 13" B&W TV; Microwave; Elect. fan; Kitchen cart; 2 wood bar stools; 2 padded stools; 2 metal wardrobe; Metal storage cabinets; Metal shelving; Ceramic heater; Oil heater; Enamel top table; Card table & 4 chairs; Misc. chairs; 6' folding table; exercise bike; Coolers; Camping lanterns; Propane fish cooker; Bushel & peck baskets; Metal coat rack; 3 Stetson hats; Romance paper back books; Kraut cutter w/safety box; 5-gal. Western crock; Marbles; 2 milk buckets; Steam iron; Square cake carrier; Punch set; Rolling pins; Hot bath canners; Bullet pencils; Velvet tins; 1915 pat. Cookie jar; Brass compass; Perfume bottle; Pink dep. bowl; Pedestal cake plate; Jewel Tea bowl; Juicer; Nippon powder dish; Sugar



bowl; Candy dish; Creamer; Sheep bell; Holt County & Barnard plates; Old elect. table lamp; Candle stick holders; Purple slag hen on nest; Morris Grain arig; 2 Fire King mixing bowls; Pyrex; Madrigal bowl; Halls bowl; Indian Maiden picture; VHS tapes; Christmas decoration; 3 Christmas trees (1 silver); Corningware bowls; Fry Daddy; Wiz Grid grill; New Slo-Cooker; Pressure cooker; 2 sets

new stainless silverware; Coffee maker; Dishes; Pots & pans; Other household items. Picnic table; Yard windmill; Bird bath.

LAWN MOWERS & TOOLS: Craftsman LT2000 riding mower w/17.5-hp motor & 42" cut; Nice 20" push mower; 3-hp garden tiller; Push tiller; Twin cylinder portable air compressor; Smaller portable air compressor; Sears 140,000-BTU space heater; Roll-a-way toolbox; Step ladders & extension ladders; Handi-Man jack; Sump pump; 6" bench vise; Bench grinder; 4000-lb floor jack; Battery charger; Shovels; Potato fork; Scoop shovels; Hand tools; Elect. cords; Roll of plastic fencing; Flatbed wagon; 4'x7' homemade trailer w/3' sides; 10' galvanized tube; 3 scrap push mowers; Scrap Snapper rider; 15" LT tires.

DANIEL and MILDRED DEFFENBAUGH

Mildred Deffenbaugh, Trustee 660-562-3664

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Terms: Cash or good check with proper ID. Announcements made day of auction take precedence over all advertisements.