

SATURDAY, JANUARY 20, 2018

10:00 A.M.
Rain or Shine

AUCTION

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Due to the death of Judith Ann Pullium, Baker Auction has been commissioned to sell the following at auction

Property Location (All 3 Lots): 211 HWY TT • POPLAR BLUFF, MO

AUCTION HELD OFF-SITE

AUCTION LOCATION: 524 Vine Street • Poplar Bluff, MO
WATCH FOR SIGNS

LOOK ARRIVE ON TIME DOWNTOWN POPLAR BLUFF

PERSONAL REPRESENTATIVE: BRENDA K PRICE

AUCTIONEER'S NOTE:

Lot 1, 2 & 3 will each be sold and then add the price of each lot to yield a TOTAL SUM. THEN:

Lot 4 consisting of MOBILE HOME and REAL ESTATE will be sold together.

Lot 5 consisting of MOBILE HOME, REAL ESTATE and PERSONAL PROPERTY will be sold together. THEN:

THE LOTS WILL BE AWARDED ACCORDING WHICH YIELDS THE HIGHEST TOTAL SUM.

LOT 1 PERSONAL PROPERTY

- 2 Wall Clocks
- 3 Sheppard Hooks
- 5 Clothes Racks
- American Flag w/Short Pole
- Bedside Commode
- Black Kitchen Stand
- Blue Canister Set
- Can Opener
- Candle Holders
- Cane
- Coaster Set
- Crock Pot
- Large Ceramic Ashtray
- Large Dining Room Picture
- Miscellaneous Cooking Utensils
- Miscellaneous Pots & Pans
- Mixer
- Multiple Cookie Jars
- Multiple Wall Shelves
- Purses, Shoes and Boots
- Quad Cane
- Red Cannister Set
- Red Square Dish Set
- Shower Chair with Back
- Silverware
- Small Blender
- Small Dining Table w/4 Chairs
- Small Folding Step Stool
- Small Glass Shelf Stand
- Small Grandfather Clock
- Walker with Seat
- 2 Display Cabinets
- Lion Pictures
- 3 Shelf Bookcase
- 5 Shelf Bookcase
- CD Player
- Coffee Table
- Decorative Bird Cage
- End Table
- Floor Model Picture Frame
- Ginger Jar
- Hanging Candle Holder
- Heart Shaped Table
- Indian Sun Catchers
- Large Cheetah Picture
- Large Horse Picture
- Log Holder
- Miscellaneous Small Figurines
- Miscellaneous Wall Decorations
- Multiple Angel Figurines
- Night Stand
- Pink Tool Kit
- Puzzles
- Red Plastic Trash Can
- Sea Shell Lamp
- Small Antique Dinner Bell
- Small Black Plastic Trash Can
- Small Ladder
- Small Sofa Table
- Small Wicker Basket
- Stand with Multiple CD's
- SunCast Dog House
- Western Lamp
- 2 Plant Stands Brute Push Mower - Briggs & Stratton Eng.
- 3 Curio Cabinets Full Size Bed with Dresser, Chest & Stand
- Antique Full Size Bed with Dresser & Chest Full Size Mattress and Box Springs
- Bathroom Vanity Set Full Size Metal Headboard
- Bear Figurine
- Bissell Power Carpet Steamer
- Blankets
- Box Fan
- Box of Peel & Stick Tile Flooring
- Christmas Decorations
- Corner Shelf
- C-Pap Machine
- Curling Brush
- Dog Figurines
- Fireplace Tools
- Floor Vase
- Floor Vase with Flower Arrangement
- Hair Dryer
- Horse Book
- Horse Figurines
- Large Black Trash Can
- Metal Bucket
- Quilt Rack
- Quilts
- Sewing Basket
- Small Storage Box
- Small to Medium Women's Clothing
- Small Window Fan
- Telephone Table
- Throw Pillows
- Trunk
- White 6 1/2' Christmas Tree
- Miscellaneous Metal Stands
- Multiple Dog Figurines
- Oval Table
- Rival Coffee Maker
- Small Storage Table
- Tiffany Bedside Lamp
- Toaster

all items sold as one lot

THIS LOT WILL BE AUCTIONED OFF-SITE AT 524 VINE ST

LOT 2 DOUBLE WIDE MOBILE HOME

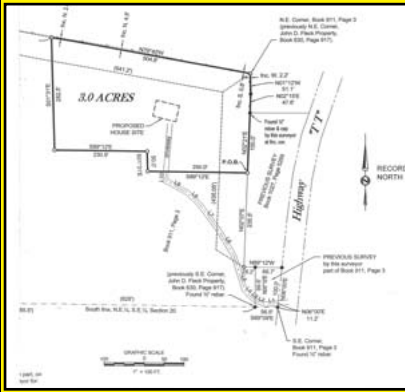
THIS HOME WILL BE AUCTIONED OFF-SITE AT 524 VINE ST



LOT 3 REAL ESTATE: 211 HIGHWAY TT • POPLAR BLUFF, MO 693901

All that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Twenty-five (25) North, Range Five (5) East of the Fifth Principal Meridian, Butler County, Missouri, described as follows:
From the Southwest corner of said Northeast Quarter of the Southeast Quarter, measure South 89 degrees 08 minutes 02 seconds East along and with the South line of the Northeast Quarter of the Southeast Quarter a distance of 1155.5 feet to an iron pin marking the Southeast corner of land previously conveyed to John Danny Fleck and wife as described in Book 630 at Page 917 of the Butler County Deed Records; thence, North 00 degrees 10 minutes East along and with the East line of said Book 630 at Page 917 a distance of 99.6 feet to an iron pin on the South line of property described in Book 1027 at Page 5289 of Butler County Deed Records; thence, North 89 degrees 12 minutes West along and with said South line a distance of 28.2 feet to an iron pin marking the Southwest corner of said Book 1027 at Page 5289; thence, North 02 degrees 07 minutes East along and with the West line of said Book 1027 at Page 5289 and the East line of Book 911 at Page 3 a distance of 235.5 feet to an iron pin and the POINT OF BEGINNING; thence, North 02 degrees 21 minutes East continuing along and with said West line of said Book 1027 at Page 5289 and the East line of Book 911 at Page 3 a distance of 150.0 feet to an iron pin marking the Northwest corner of said Book 1027 at Page 5289; thence, North 02 degrees 15 minutes East along and with the East line of Book 911 at Page 3 a distance of 47.6 feet to an iron pin; thence, North 01 degree 12 minutes West along and with the East line of Book 911 at Page 3 a distance of 51.1 feet to an iron pin marking the Northeast corner of Book 911 at page 3 and the Northeast corner of land previously conveyed to John Danny Fleck and wife as described in Book 630 at page 917; thence North 79 degrees 40 minutes West along and with the North line of said Book 911 at Page 3 and Book 630 at Page 917 a distance of 504.8 feet to an iron pin; thence, South 01 degree 31 minutes East a distance of 282.5 feet to an iron pin; thence, South 89 degrees 12 minutes East a distance of 230.9 feet to an iron pin; thence, South 01 degree 31 minutes East a distance of 50.0 feet to an iron pin; thence, South 89 degrees 12 minutes East a distance of 250.0 feet to the POINT OF BEGINNING.

ALSO A ROAD EASEMENT:
An Easement for the purpose of ingress and egress over and across a part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Twenty-five (25) North, Range Five (5) East of the Fifth Principal Meridian, Butler County, Missouri, described as follows: From the Southwest corner of said Northeast Quarter of the Southeast Quarter, measure South 89 degrees 08 minutes 02 seconds East along and with the South line of the Northeast Quarter of the Southeast Quarter a distance of 1155.5 feet to an iron pin marking the Southeast corner of land previously conveyed to John Danny Fleck and wife as described in Book 630 at Page 917 of the Butler County Deed Records; thence South 89 degrees 09 minutes East a distance of 56.5 feet to an iron pin on the Westerly right of way of Highway "TT", said point being the Southeast corner of property described in Book 911 at Page 3 of Butler County Deed Records; thence, North 06 degrees 00 minutes East along and with said right of way and the East line of Book 911 at Page 3 a distance of 11.2 feet to the centerline of a driveway and the POINT OF BEGINNING; thence, said Easement being 20 feet in width as measured perpendicular to and both sides of the centerline of said driveway the following courses and distances:
North 04 degrees 48 minutes East a distance of 22.5 feet to the South property line of a 3.0 acre tract of land and there terminating
South 84 degrees 37 minutes West a distance of 32.0 feet; thence,
North 70 degrees 09 minutes West a distance of 25.1 feet; thence,
North 49 degrees 14 minutes West a distance of 21.2 feet; thence,
North 42 degrees 18 minutes West a distance of 18.4 feet; thence,
North 17 degrees 52 minutes West a distance of 90.5 feet; thence,
North 30 degrees 51 minutes West a distance of 77.2 feet; thence,
North 36 degrees 58 minutes West a distance of 79.1 feet; thence,
North 47 degrees 06 minutes West a distance of 41.0 feet; thence,
North 61 degrees 48 minutes West a distance of 61.3 feet; thence,



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TO VIEW ANY LOTS CALL FELIX BAKER 573-429-6374
THIS LOT DOES NOT HAVE WATER

TERMS OF LOTS 2 & 3

Terms on real estate are 10% down day of auction. Nonrefundable. Balance when deed is furnished, approximately 30 days. Closing will be split 50-50. Taxes will be prorated

TERMS: UNKNOWN BUYERS CASH, CERTIFIED CHECK OR PERSONAL CHECK UPON APPROVAL, AND WITH POSITIVE I.D. PAYMENT MUST BE MADE ON THE DAY OF PURCHASE. While descriptions are believed to be correct, the Auctioneer and the Owner make no warranties expressed or implied, as to the genuineness, authenticity of, or defect in any lot, and will not be held responsible for advertising discrepancies or inaccuracies. Everything is sold in "AS-IS, WHERE-IS" condition, except as expressly made in writing. Inspection before sale. Announcements day of sale take precedence over written material. Prospective property buyers have the right to have any and all inspections on the property at their own expense (i.e. homes built before 1978 may have lead-based paint and may need to be inspected a minimum of 10 days prior to sale). Contact Baker Auction Service for appointment. All potential buyers will waive their right to inspection and buy property in "AS-IS, WHERE-IS" condition without any warranty on day of sale.



COLONEL FELIX BAKER

BAKER AUCTION SERVICE

3500 MARBLE HILL ROAD • POPLAR BLUFF, MISSOURI

(573) 429-6374

Missouri License #2

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