

# FARM ESTATE/ REAL ESTATE

**Living Estate of Pat Molz**  
**Saturday, October 5th, 10 AM**



**American Heartland  
Real Estate & Auctions**

**2040 S 1251 Rd**  
**El Dorado Springs, MO 64744**  
**876-8009**

## Upcoming Auction



**Real Estate:** The peace and quiet of country living is at your finger tips with the offering of this home and 30ac +/- in Cedar County, MO. If you are looking to retire, raise a family, or slip away from the busy city life, this property fits the bill. The 3 bed/1 bath home features 1,200 sq ft of comfortable living space, central propane heat, all metal exterior, 30'x40' shop with electric and concrete, several outbuildings, and garden location. The balance of the property boasts ~10 acres of pasture land for your cattle or horse, a nice stocked pond, and excellent timber habitat for the abundance deer and turkey populations in the area. There is also live water and a few sneaky-good areas for those mushroom lovers. This property is tucked away in the country between El Dorado Springs and Collins, with Osceola to the north and Stockton to the south. A person is within 15 minutes of launching the boat on Truman or Stockton Lake and only 30 minutes to Pomme de Terre Lake. The Sac River, famous for the crappie fishing, is within 1 mile of this property, with a boat launch only 4 miles away. Please note that: **WE WILL BE ACCEPTING OFFERS ON PROPERTY PRIOR TO SALE.** Any strong and competitive offers will be considered by the sellers. All pre-auction offers shall be in writing and only considered with written pre-approval from lender.

## GUNS/AMMO/RELOADING

Browning Hi Power 9mm, Browning A5 12ga (Belgium), (2) M1 Garand - Springfield Armory, Dan Wesson model 152V .357mag, Ithaca Mag-10 10ga 3.5", Ithaca model 37 12ga 2 3/4", Henry Lever Action .22 w/ Tasco Target Scope, Remington model 514 Short/Long .22, Stevens model 9400 .410, Raven Arms model P-25 .25auto, Daisy 288 Air Pistol, Crossman 2200 mag pellet rifle .22, (2) Air Rifles model B3 4.5mm, Bushnell Spacemaster II 60mm Prismatic Telescope, Powder and Ammo Cans, (225+)30-.06 M1 Garand Clips w/ Ammo, (2000+) Rounds of 30-.06, (2000+) Hornady 30 cal. 150gr Spire Point Bullets, (500) Large Rifle Primers, (1500+) .357mag Rounds, (250+) 12ga Shells, 10 ga shells, Gun Powder, 30-30 Rounds, Fishing Rods and Antique Tackle Box, Live Traps -Small to X-large

Wagon, Wheel Barrels, 100lb propane tank, Feed Bin, wood rack, hand tools, long handle tools, 10 x 10 Garage door, 7 ft Aluminum Ramps, lumber, 50gal water totes

## HOUSEHOLD/FURNITURE

Oasis Wood Stove, Flat Screen TV's, Large Kenmore Upright Deep freezer, 220 A/C window unit, 2- 110 A/C window unit, sewing machine, DVD Player, Secretary desk, Porch Swing, Brinkman Grill, Treadmill, Inversion table, rowing machine, coleman Converta Cots, canning supplies, 2 pressure cookers, volcano stove, web lawn chairs, quilting material, kirby vacuum, wooden bench, Queen bedroom set, leather office chair, dishware, home decor, display case

## TRUCK/ATV

1994 Toyota Pickup V6 3.0 FI 4x4 224,xxx mi, 2003 Kawasaki Prairie 360cc ATV

## ANTIQUES/COLLECTIBLES

Brass Post Office Doors (12lg + 12sm), Buffalo Forge, (2) Galvanized Igloo Water Coolers, Harvestore Water Cooler, Large Horse Semen Glass Jar (insulated), Cast Iron Wagner, Enamelware, (2) White Mountain Ice Cream Maker (elect & hand crank), Modern Indian Made Arrowheads, D&W David White Instruments Survey Kit (Sight Glass, Stand, Survey Rod), Cast Aluminum Ware, Dazey Butter Churn #40, Glass Butter Churns, Quart Size Glass Churn, Walnut Cracker, Pecan Cracker, Fenton Glassware, Crackle Pilgrim Glass Vase, Nordike Japan U107 8pc Setting China, Blonde Cedar Chest, Antique Cedar Chest, Ball Resealable Jars, Large Glass Jar Canister Set, Wash Boards, Medicine Mortar and Pestle set, coffee grinder, manual and electric typewriter, flour sifter, meat grinder

## COINS

1999-2007 US State Quarter Mint and Proof Sets D & P, 1999 Susan B Anthony Mint set, 1999-2006 US mint coin set D & P, 1999-2006 US mint Proof Sets, 1964 D Kennedy Half Dollar, State Sales Tax Tokens (3-Missouri, 3-Colorado, 2-Kansas), Euro, Blue pt. OPA, Hawaii State commemorative coin.

## FARM/TOOLS/MOWERS/ GENERATOR/LOG SPLITTER

Craftsman 42" Riding Mower, Poulan Pro 42" Riding Mower, Murray 22" Push Mower, Yard Machine 26 ton log splitter, Troybilt Tuffy 4.0hp Rear Tine Tiller Self Propelled, Craftsman 2.0hp front tine tiller, 2.5hp air compressor, Air Jack, 6ft aluminum ladder, 8ft extension ladder, Upright tool box, Garden cart, electric sprayer, Coleman Camping Generator, Fuel Tank, Garden

**Auction notes:** Cleanest guns and antiques sale around! Real Estate, Guns, & Coins will sell at noon. Will be a quick sale with all great condition quality items, don't be late! (GUNS AND COINS STORED OFF SITE TIL DAY OF SALE!)



1. The successful bidder must enter into a purchase agreement the day of 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 Seller will enter into a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for 10% down payment in the form of a personal or corporate check or cashier's check with the balance of the purchase price due, in certified funds, to close on or before 30 days of the 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. The owner nor the agency is responsible for accidents.
5. Statements made the day of sale take precedence over written material.
6. Seller will furnish marketable title; buyer has option of purchasing title insurance. Taxes of \$351.73 will be pro-rated at closing. Escrow and closing to be held at Cedar County Abstract.



Ryan Hubbard

**United Country American Heartland Real Estate**

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**Ryan Hubbard — Broker — 417-296-4572**

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

**Full sale bill online: [ucLandandHome.com](http://ucLandandHome.com)**



Jesse Coleman