

# Living Estate & Moving Auction

**OWNER: Mr. David Sitzes** **LOCATION: 240 County Road 553 • Poplar Bluff, Missouri**  
**DIRECTIONS:** From Poplar Bluff, MO, Take Business 60 East To "NN" Hwy and Turn Left on "NN" Hwy and Go 1.5 Miles to County Road 553, Turn Right, Go 2/10ths Mile to Property on Right and  
**WATCH FOR SIGNS!! WATCH FOR SIGNS!! WATCH FOR SIGNS!!**



**SATURDAY MORNING**  
**Rain or Shine**

**10:00 A.M.**

**August 24, 2024**

**Terms on Real Estate: See Below**

## Real Estate: Two (2) Tracts - Homes and Over 10-1/2 Acres Total

**Tract #1: Mr. David Sitzes Home! Mr. Sitzes is 95 Years Young, in Good Health and Moving in with Family**

- Consists of:**
- Four (4) Bedroom Red Brick Home w/Bay Window
  - Partial Basement
  - Sq. Ft. Upstairs: 56'x29' (1,624 Sq. Ft.)
  - Sq. Ft. Downstairs: 26'x27' (702 Sq. Ft.)
  - Total Sq. Footage: 2,325 Sq. Ft. M/L of Living Space)
  - Covered Front Porch 10'x22' (220 Sq. Ft.)
  - Large Covered Deck in Rear, 1/2 Roof (16'x17') - 1/2 Open (17'x13')
  - Central Heat & Air
  - Custom Oak Cabinets in Kitchen & Laundry Room
  - Kitchen has Double Stainless Steel Sink • Whirlpool Stainless Steel Built-in Dishwasher • Flat Surface Electric Range/Oven • GE Stainless Steel Side by Side Refrigerator w/Ice and Chilled Water in Door (New Mother Board Installed 7-26-24) Like New Condition
  - Bathrooms: Upstairs - One (1) Full and One (1) Three Quarter • Downstairs - One (1) Half Bath
  - Large Living Room/TV Room w/Gas Fireplace and Mantle
  - Dining Room w/DbI Door to Deck
  - Lighted Ceiling Fans Throughout Home
  - Water - Well • Sewage - Septic
  - Laundry Room: Washer & Dryer Hookup • Custom Cabinets
  - Bedrooms: Three (3) Upstairs & One (1) Downstairs w/Walkout to Double Carport 26'x24' (624 Sq. Ft.)
  - Utility/Storage Room: Large w/50 Gal. Hot Water Heater • Storage and Central Heat & Air
  - Downstairs: Family Room • One (1) Bedroom & Storage Room
  - Circle Driveway
  - Roof: Less than Five Years Old
  - Flower Garden • Shrubs • Shade Trees
  - Home Built in 1997
  - Detached Shed: 24' x 24' w/2 Entrances • Electric • Concrete Floor
  - Acreage Total: Tract #1 - 5.36 Acres M/L Surveyed & Marked
  - Taxes: \$793.64
  - Equipment Storage 18' x 21' Covered Shed
  - Home is Total Electric
  - Partially Cleared & Wooded Acreage



**Auctioneers Note: This Home is a Must See, Well Kept & Like New!**

**OPEN HOUSE ON REAL ESTATE:**  
**Sunday 1-3 pm (One Week Before Auction) AUGUST 18th**

**TERMS:** 10% Down, Balance at Closing (Approx. 30 Days or Less). 3% Buyer's Fee. Possession at Closing. Owners Will Pay One Half (1/2) of Title Insurance and Provide Buyers with Good Deed! Taxes will be prorated to Date of Closing!

## Tract #2: LOG HOME

**Located at 196 Ct. Rd. 553 (Next Door to Mr. Sitzes Home)**

- Consists of:**
- One & 1/2 Story Log Home
  - Acreage: 5.2 Acres M/L Surveyed
  - 1/2 Cleared & 1/2 Wooded
  - Entrance From Rear
  - Covered Front Porch & Entrance From Front
  - Large Well Kept Lawn
  - Custom Built Cabinets in Kitchen
  - Built in 1997
  - Three (3) Bedrooms (One Down & 2 Upstairs)
  - Taxes: \$815.46
  - Bathrooms: Two (2) • One Full Bath w/ Handheld Shower Downstairs & 3/4 Bath Upstairs
  - Large Living Room & Stairs to Upstairs
  - Water: Well • Sewer: Septic

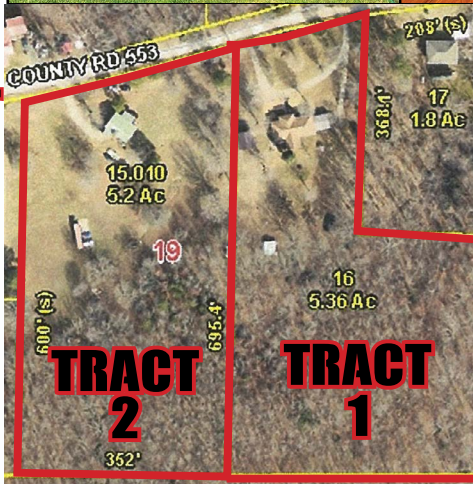
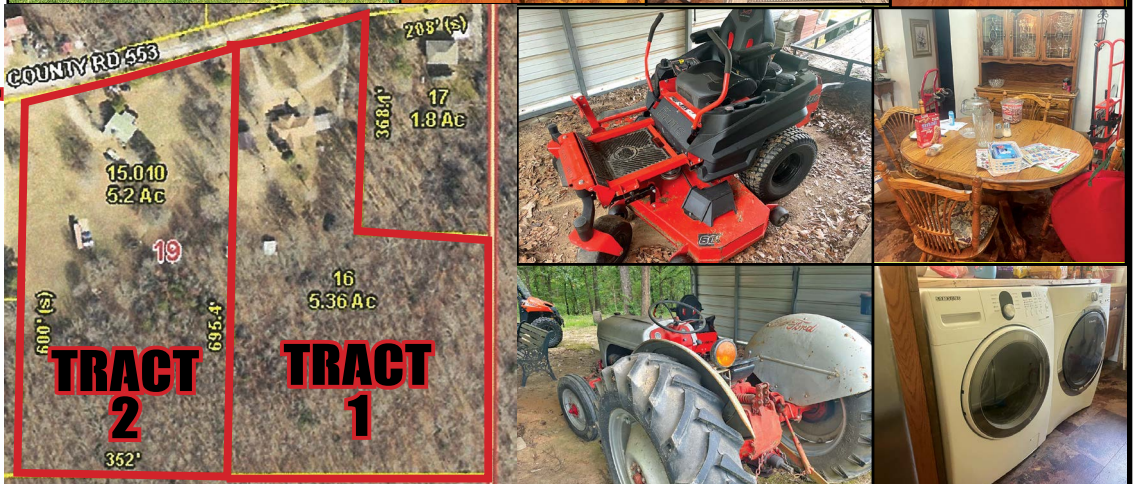


**Note: This Home is a Rental & Renters Would Like To Stay!**

**This Home is Also Nice and Will Be Shown Sunday 1-3pm August 18 (One Week Before Auction)**

### MISCELLANEOUS

- Samsung Front Load See Through Washer & Dryer VRT Model
- 60" Vizio Flat Screen TV
- Magnavox VCR/8 Track Player
- All Kinds & Shapes of End & Lamp Tables
- Nice Couch & Love Seat
- Overstuffed Chair w/Matching Ottoman
- Leather Recliners
- Glass Top & Wrought Iron Coffee Table
- Lot of Home Decorations
- Dining Room Table w/2 Leafs & 6 Chairs w/Matching Lighted China Cabinet w/Glass front
- Lot of Crystal & Cut Glass
- Lot of Pots, Pans & Dishes
- Kenmore Microwave
- 3 Sectional Leather Couch w/2 Built-in Recliners
- Lot of Cabinets & Etc
- Tools, Power & Hand
- Blanket Chest
- Ladders - All Sizes
- Concrete Working Tools
- Small Air Compressor
- Christmas Decorations
- Leaf Blower
- Chain Saws
- Hedge Trimmers
- 8 Piece Wicker Patio Furniture
- Yard Ornaments
- And Much Much More
- **Mower, Tractor, Trailer & Misc.**
- Zero Turn Bad Boy Mower w/60' Cut
- 10' Single Axle Trailer
- 8N Ford Tractor
- Lot of Steel Fence Posts
- Folding Ladder
- Campbell Hausfeld Air Compressor
- Battery Charger
- 8' x 40' Dry Storage
- & Much, Much More



**OPEN HOUSE SUNDAY, AUGUST 18, 1-3 PM**

**SPEEDY KETCHERSIDE**

*Auction & Real Estate Co.*



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