

Sold Farm & Moving Auction

OWNER: SPEEDY KETCHERSIDE | ADDRESS: 9967 A-B-C-D Hwy T | Lake Wappapello, MO
LOCATION: One (1) Mile South of Dam on "T" Highway w/High Traffic Count

SPEEDY KETCHERSIDE has sold his farm and Will Be Selling The Following to Include: Real Estate Known as Lake Wappapello Mini Mall • 2 Car Garage/Shop • Three Acres M/L w/Hwy Frontage, Tractors and Equipment, Mower, Trailers, Camper, and Furniture & Appliances and Much More will be sold on

SATURDAY MORNING
Rain or Shine

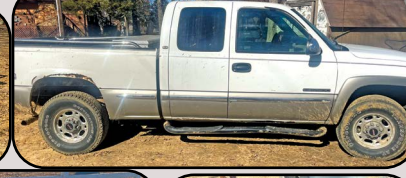
10:00 A.M.

March 15, 2025

Terms on Real Estate: See Below



TERMS ON REAL ESTATE: 10% Down Day of Auction • **NO Buyers Fee** • Taxes Will Be Prorated to Date of Closing. Title Insurance will Be Split 50/50 Between Buyer and Seller. Seller to Furnish General Warranty Deed. **Possession Will Be at Closing**



REAL ESTATE: Lake Wappapello Mini Mall • Two (2) Car Garage/Shop w/Concrete Floors • Vacant Land w/Total of Three Acres M/L.

TRACT #1: Consists of Lake Wappapello Mini Mall! Mini Mall is 40'x80' w/3,200 Sq. Ft. M/L w/320' of Highway "T" Frontage. One Mile South of Dam with all Utilities Available. High Traffic Count of Over 1,500 Cars a Day (Count from Missouri State Highway Department). Four (4) Unit Mall which were Restaurant and Ice Cream Shop, Beauty Shop, Video Store and Real Estate and Auction Office! Taxes are \$1,880.82 per year. Can Be Used For Anything!! No Restrictions and Located across from Dollar General Store! Lot Size of Mall is 320' Frontage x 300' Deep (2.2 Acres M/L) w/2 Entrances & Circle Drive! Has County Water • State Approved Lagoon (For Sewer) • Ozark Border Electric Corp for Power and Boycom For Cable TV & Internet. Lots of Parking and Plenty of Room to Add On!

TRACT #2: 30'x50' Metal Garage/Shop w/2 Tall Shop/Garage Entrance Doors • Walk Through to Office and Storage Area. Lot Size: 80' Frontage x 250' Deep (One Half (1/2) Acre M/L) • Shop has Concrete Floor • Electric Rights to Lagoon for Sewer • County Water and Ozark Border

TRACT #3: Vacant Land (1 Acre M/L Total with Hwy Frontage) • County Water • State Approved Lagoon • Excellent Location

TRACT #4: Final Bid on Tracts 1, 2 & 3 Will Be Added and Offered as a Whole. Highest and Best Bid Determines Ownership.

REAL ESTATE SELLS AT 12:00 NOON

TRACTORS & EQUIPMENT

- Montana Diesel 4 Wheel Drive Tractor, U4384C (43 HP) w/ Cab Heat & Air and Front End Hay Forks (Nice)
- Ford 4000 Diesel Tractor (Been Overhauled) Good Tractor
- Ford 801 Tractor (Runs Good)
- Titan 7' Implement Bush Hog
- 6' Bushwacker Box Blade
- 6' Adjustable Super Rhino Blade
- 6' Rock Rake
- Quick Hitch

• Other Older Equipment

MOWERS:

- 72" Cut Grasshopper • Zero Turn LT1040
- Cub Cadet Mower w/Grass Catcher • 48" Cut

TRAILERS:

- 18' Car Hauler w/Ramps
- Other Trailers

CAMPER:

- 1999 Hornet Camping Trailer
- Tandem Axle, Nice, Has Dbl Bed • Couch Makes into Bed • Kitchen Table makes

into Bed • Gas Cook Stove • Dbl Sink • Furnace • Sleeps Comfortable • Two LP Gas Tanks • Has Bathroom w/ Shower & Hot Water • Has Title and Much More

TRUCK:

- 2000 Sierra 2500, 4 Wheel Drive, Runs Good - Over on Miles

FURNITURE & APPLIANCES

MISCELLANEOUS:

- (Sold my House and Downsizing)

- Washer & Dryer (Good)
- 2 Full Size Beds
- Bedroom Sets
- China Cabinets
- & Much, Much More Furniture & Collectables
- Chain Saws
- Tree Trimmer
- Tools of All Kinds
- & Miscellaneous
- Antiques & Collectable from 48 Years Collection & Much More



Too Much To List!!!!



SPEEDY KETCHERSIDE

Auction & Realty



9967 D Hwy T
 Wappapello, MO 63966

Member of State & National Auctioneers Association
 SPECIALIZING in Real Estate, Estates & AUCTIONS of all kinds

LICENSED, BONDED & INSURED
 MISSOURI AUCTIONEERS LICENSE #1
 ARKANSAS AUCTIONEERS LICENSE #1910

Poplar Bluff 573-785-8800
 Lake Wappapello 573-222-8228
 Fax Number 573-222-8321

E-Mail: speedyketcherside@hotmail.com
 www.speedyketchersideauctionandrealty.net