

PUBLIC AUCTION

AS I AM MOVING, I WILL SELL THE FOLLOWING

ACREAGE - HOUSEHOLD - FURNITURE

FRIDAY, OCTOBER 25TH, 2024 AT 10 A.M.

LOCATION: 8754 COUNTY ROAD 57 ROSENDALE, MO
(OR) 6 MILES NORTH OF SAVANNAH, MO ON US HWY 71,
THEN 1/4 MILE WEST ON COUNTY ROAD 57 - RAIN OR SHINE!

Real Estate Sells at 12:00 Noon

Quality, one story, 1305 square foot home on approximately 3 acres. Complete legal from survey. Home has an eat in kitchen, 2 bedrooms, full bath w/ walk in shower, open living room, laundry on the main floor. There is a full basement with walk out entry and power stair case chair to the main floor, full bath, and 3 multiuse rooms. There is a 20'x22' attached garage and open covered front porch. Outbuildings include a 72'x45' steel building with concrete floor, 2 over head doors and shop area with gas furnace. Lawn is well seeded with lots of trees, including a small orchard planted with a hilltop view.

Open House: Sunday, October 20th Noon Till 1:00 PM

Terms of Sale: 20% Down sale day by bankable check with buyer and seller signing a contract with balance due December 2nd by cashiers check when buyer will receive quality title, appropriate deed and possession.

Diane Hook, Attorney for Trust and Closing Agent

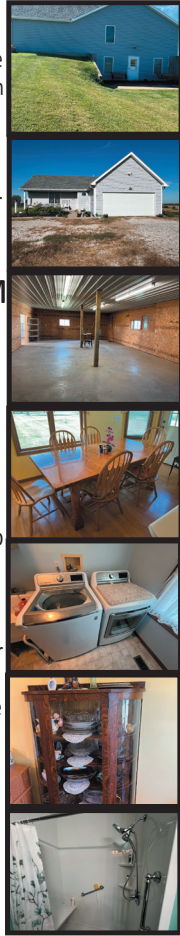
Furniture and Household Items Sold in Steel Building on the Property:

Hand crafted large harvest table w/ 6 chairs; Oval dining table w/ 6 chairs; King size oak bedroom set with dresser and night stand, nice; 5 Piece full size bedroom set; 2 full size beds with sleep sets; Chest of drawers; Curved front china closet; Small modern roll top desk; Corner curio cabinet; LG Washer and electric dryer; HG 50" flat screen TV; Samsung small flat screen TV; Love seat and matching couch; Large desk; Complete set of Salad Master Cookware; KitchenAid counter top mixer; Teac component stereo; All types of small appliances; Extra clean household of general household items; Home interior items; Some antique and collectable items; Large assortment of craft, knick knacks and figurines, along with upholstery items!

Convalescent Items:

Invacare electric wheel chair w/ new batteries; (2) Lift chairs; Various other convalescent items

Auctioneers Note: This will be one of the cleanest household sales of the year! Lunch on Grounds. Announcements Sale Day Take Precedence.



DONNA TRIERWEILER

OWNER & TRUSTEE OF PHILIP J AND DONNA TRIERWEILER TRUST

Attorney for the Trust: Diane Hook

JOE NEBEL
Nebel Auction Service
712-246-9467

AUCTIONEERS
&
CLERKS

GEORGE CRAWFORD
712-303-0704
Licensed MO Real Estate Broker

Agency: Auctioneers represent the sellers in this transaction. All information from reputable sources. Additional Pictures: Nebelauction.com