

Gary Sexton Auctioneers

OUTSTANDING SALEM, MISSOURI REAL ESTATE AUCTION

SATURDAY, NOVEMBER 24, 12:00 NOON

Reason For Auction: To Settle the Estate Auction.

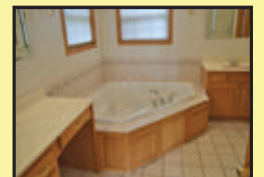
Legal Sec 18 Twp 32, Rng 6.

Location: 4654 Hwy YY Salem, MO. **Directions:** From Salem MO, travel south on 19 Hwy - 5 miles to K Hwy then right 5.1 miles to E Hwy, then 1/2 mile to YY Hwy. Travel 4.8 miles to property on left.



At Public Auction: 60 acres m/l and an elegant custom home with full basement - 4 Full Baths (2 on the main floor and 2 on the second floor) and 4 bedrooms! (The master bedroom is located on the main floor & 3 bedrooms on the second floor). This outstanding property offers an array of amenities including sunroom screened porch/decks, dining room (A Gorgeous 3 piece Thomasville Dinette Set Will be auctioned day of sale). You will also enjoy the jacuzzi bath - breakfast area & den - and the walk thru closets! Don't forget the fireplaces and beautiful oak stair railing and stainless steel fixtures and over sized garages! The acreage is of gigantic towering oak trees - striking rail & pipe fencing - guest headquarters with 1 bedroom and a full bath. Horse Barn with full bath - garages and an amazing gazebo! The list goes on and on! See all the photos @ www.garysexton.com

TERMS: 10% down day of auction, balance due upon closing **OPEN HOUSE DATES:** ~~Sunday Nov. 4, 11 & 18, 1:00 - 2:00 p.m. (or by appointment).~~ **AUCTIONEERS NOTES:** Line close to the National Park Service, facilities of Montauk-Current & Jacks Fork River area-Akers Ferry & Ozark National Scenic Riverways! The Sheriffs have instructed us to sell this unbelievable estate with a starting bid of \$100,000! Thanks for Attending.



The Estate of Ken & Shirley Sheriff • Brad Sheriff - Wendy Lankford

Serving Howell, Oregon & Ozark Counties Since 1978

Pre-Auction & Simulcast Bidding at

www.garysexton.com

West Plains, Mo. 417-255-7001

Gene Summers, Auctioneer 417-293-2757

Tyler Sexton, Auctioneer 417-372-0124

All announcements made day of sale supersede any written material. Not responsible for lost or stolen property or accidents.



E-mail: gary@garysexton.com

S Gary Sexton

Auctioneers, LLC

AR Broker #PB00043890

AR License #1568

