

SAYRE AUCTION, LLC

ON-SITE LIVE AUCTION

Saturday, August 8th 10:00^{am}

24071 Iguana Rd. - Brookfield Mo.

Take Hwy 11 South 4.6 miles to Iguana Rd then west .09 miles to sale site. (watch for sale signs)

REAL ESTATE- 2002 Manufactured home 1,536 sq.ft w/ 3bedrooms 2-full bathrooms, w/attached 16'x20' sunroom 3 Hugh windows and 6 others for ample light and panoramic view, w/air-tight wood stove. Master bath has garden tub a separate walk-in shower, upgraded countertops, double pane tilt-out windows for easy cleaning, 10'x12' deck, Propane HVAC system, upgraded propane gas lines to shop, house and she shed. Roof/max applied Oct. 2025 has a transferable warranty good for 5 years. Concrete watertight vented storm shelter. Generac generator was installed in 2025. Home sets on 20.74 acres M/L, 11 acres pasture, 8.74 acres of woods, walking trails through the woods, 2-enclosed deer stands. house sets on approx. 1acre. 24'x25' Ex Large double car port, 24'x36' shop w/concrete floor, closed cell spray foam installation, 20,000btu propane wall heater. 10'x16' she shed w/electricity and insulated w/ 10,000btu propane hookup. 10'x16' Garden shed w/loft. 42'x47' fenced garden w/12 raised beds, 3- compartment compost bins. Fiber optic high speed internet. Real estate agreement 10% down day of sale or other arrangements made with Sayre auction prior to sale, balance at closing. To view property contact Shawn.



APPLIANCES-CONTAINERS-MISC ITEMS- Samsung propane stain steel stove; LG stainless steel side x side fridge w/ice and water in the door; Kenmore elec. washer and dryer. Retro kitchen table and chairs; 2- overstuffed rocker recliners; dishes pots and pans; 2-20' storage containers; 43' semi-trailer; Yard-Man dual direction rear tine tiller; push mower; live trap; iron wheels; 6' 3pt. brush cutter; 3pt. carry-hall; plastic water tank; stainless steel 3-bay sink; Large wooden wire spool; some tools. 500-gallon propane tank.

Owners
Bud and Susan Betz

Note: Ladies and Gentlemen, a rare opportunity to purchase a great piece of property this close to town that offers so much. Bud and Susan hate to leave this wonderful place, but they have decided to move south closer to family. Property will sell first promptly at 10:00^{am} followed by the appliances, containers and out-buildings. Everything is sold as is with no guarantees. Sayre Auction is not liable for misplaced or stolen items day of sale.

Statements sale day supersede any verbal or printed material. Catering by Epp's and Beats.



SAYRE AUCTION, LLC

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