

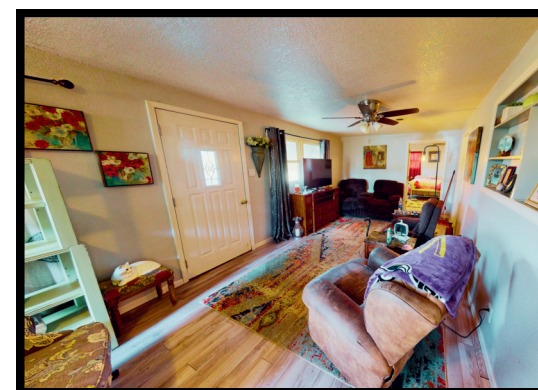
# AUCTION

**Saturday • November 16 • 11:00 A.M.**  
**167 E. Sixth • Bronaugh, MO**

Get ready to bid, bargain, and bring home a treasure! Curtis and Sons is thrilled to host an auction featuring Peggy Baggett's incredible collection. Don't miss out on this exciting event!

**FOR MORE INFORMATION OR PICTURES: WWW.CURTISANDSONSREALTY.COM**

## Real Estate Sells at Noon!



Discover comfort and convenience in this charming 2-bedroom home. Nestled on a corner lot, this cozy dwelling features a carport, a spacious shed, and ample closet space. Perfect for those seeking a peaceful and practical living space. Come see why this corner lot home is the perfect place to call your own.

From Nevada, Missouri - Proceed west on US HWY 54, turn South on US HWY 43. Proceed 10.4 miles to Bronaugh, MO. Property will be on the East side of the road. Corner of Sixth and US HWY 43.

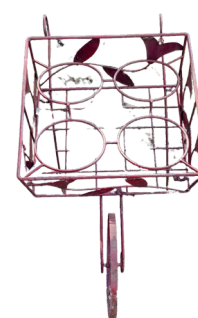
### Household

- Amana Refrigerator
- Maytag Range
- Hutches
- Dishes
- Wingback Chair
- Loveseat Recliner w/ Charge Ports
- Nightstands
- Dressers
- Bookshelves
- Wall Hangings
- Electric Fireplace
- Letter size file cabinet
- Holmes Heater
- Rugs
- Lamps
- Magic Chef Apartment Size File Cabinet



### Outdoors

- Patio Furniture
- Wagon
- Flower Pots
- Wicker Cafe Patio Set
- Fire Pit/Planter
- Wagon Wheels
- Trellis
- Hand Tools
- Craftsman Electric Chainsaw
- Web Lawn Chairs
- Floor Jack
- Plant Stands
- Golden rod antique oil spout
- Motorcycle Helmet
- Bird Bath



*And Much More*

## OWNER: PEGGY BAGGETT

**Real Estate Terms:** Real Estate will be sold to the highest bidder with owner confirmation. Buyers will pay a 10% Non-refundable Earnest Money on the day of the Auction. There will also be a 5% Buyer's Premium due on the day of closing. To register for the auction, a valid photo I.D. is required. The taxes for 2024 will be prorated at closing. Closing will take place at the escrowee's office on the first business day within 30 days of the contract date.

**Personal Property Terms:** All announcements made the day of the sale take precedence over pre-printed materials. Auctioneer is not responsible for accidents. All parties must register with a current valid photo ID. All items offered for sale are sold "as is, where is" with all faults. Title and responsibility for purchase passes when the auctioneer says, "sold". Accepted methods of payment are cash, credit card and approved check. All credit card transactions will be accompanied by a 3.75% convenience fee. All returned checks will have a \$30 fee plus collection charges. All items are to be removed the day of sale. Items must be paid for before they can be removed.



**J.J. Curtis**  
Owner / Auctioneer



**We'll sell your Real Estate for \$995**

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