

Curtis & Sons
Realty

±95 ACRE AUCTION

Saturday August 23 • 10:00 A.M.
4598 N. Avilla St. | Reeds, MO

Curtis and Sons is thrilled to welcome the Marion & Virginia Wood Revocable Trust to the exciting world of auctions! We're honored to have been chosen to auction off their property, and we're looking forward to a highly successful sale. Get ready for an engaging and competitive bidding event!



Discover this exceptional 95.13-acre country estate across three parcels, offering a harmonious blend of comfortable living and robust agricultural functionality. This property features well-maintained pastures, mature timber (including valuable walnut trees), and a charming 1989-built farmhouse. The farmhouse includes 3 bedrooms, 2 bathrooms, and approximately 1,900 sqft of living space, complete with a cozy fireplace, abundant natural light from skylights, ceiling fans, vaulted ceilings, and a mix of carpet and laminate flooring. Unique features include an inviting sunroom with a beautiful limestone floor and an 11kw LP gas generator with an automatic transfer switch for continuous power. For livestock owners, the expansive pastures are fully fenced and cross-fenced for easy rotational grazing, with strategically placed automatic waterers ensuring constant access to fresh water for animals. The property also boasts impressive outbuildings, including a 1950 masonry barn with a metal roof and sliding door, a wood pole lean-to for additional covered storage, a separate shed with a metal roof for tools, and a spacious 40x48 metal shop with a concrete floor and sliding doors on both sides, perfect for larger projects. This property is an ideal opportunity for those seeking a blend of comfortable living and significant agricultural potential.

APPLIANCES

- Kenmore Stand Up Deep Freeze
- Crosley Refrigerator
- GE Refrigerator
- Roper Washer
- Conservator Dryer
- Black & Decker Can Opener
- Black & Decker Toaster
- Mr. Coffee Coffee Pot
- Samsung T.V.
- Phillips T.V.
- Keurig Coffee Pot
- Nesco Roaster Oven

HOUSEHOLD

- Herschede Grandfather Clock
- Quilter
- Cantilevered Sewing Box
- Table Lamps
- Wicker Baskets
- Kerosene Hurricane Lamp
- Throw Rugs
- Misc. Cleaning Supplies
- Entertainment Center
- Fireplace Tools

FURNITURE

- Hungerford Memphis Double Dresser w/ mirror
- Hungerford Memphis Dresser
- Virginian Made by Lane Chest
- Narrow Chest of Drawers
- Ethan Allen nightstands
- Drop Leaf Tables
- Vintage Foot Stools
- Curio Cabinet
- Corner Cabinet
- Nesting Tables
- Rocking Chair
- Kitchen Tables
- Twin Beds
- Full Bed
- LoveSeats
- End Tables

SHOP/TOOLS/OUTSIDE

- McCormick CX105 Tractor
 - Westendorf Loader
- Cutting torch cart & torch tips
- Honda 2500 PSI Power Washer
- Campbell Hausfeld Air Compressor
- Craftsman 12" Radial Arm Saw
- Campbell Hausfeld Standing Air Compressor
 - 20 Gallon
- John Deere JS46 Push Mower
 - w/ Bagger
- Mr. Heater Contractor Series Heater
 - 75000 - 125000 BTU
- Black & Decker Electric Leaf Blower
- Stihl D11AV Chainsaw
- Husky Tool Chest
- Craftsman Tool Chest
- Craftsman Rolling Cart
- Delta Bench Grinders
- Circular Saws
- Large Sump Pump
- Kerosene Heater
- Propane Cylinders
- Blacksmith Vice
- Black & Decker U-130 Utility Saw
- Craftsman Router Table
- Remington Power Nailer

- Storage Shed
- Utility Trailer
 - 4' x 8'
- Woven & Barbed Wire
- Warm Morning Gas Stove
- Gates/Panels
- Squeeze chute
- Fence Stretcher
- Fence Charger
- Electric Fence
- Feedbunks
- Hay Rings
- Galvanized Stock Tank
- Norris 55 Gallon Drums
- Pallet Forks
- Bottle Jacks
- Railroad Jack
- Lawn Roller
- Ladders
 - Aluminum
 - Step
 - Folding
- Shop Vac
- Misc. Hand Tools
- Lawn Furniture

And Much More!

Owner: Marion & Virginia Wood Revocable Trust

FOR MORE INFORMATION OR PICTURES:
WWW.CURTISANDSONSREALTY.COM

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 buyer's premium of five percent (5%) or two thousand dollars (\$2,000), whichever is greater due on the day of closing, a valid photo I.D. is required. The taxes for 2025 will be prorated at closing. Closing will take place at the escrowee's office on the first business day within 45 days of the contract date.