

Saturday • February 7 • 11:00 A.M.
419 West Cherry St. | Nevada, MO

Discover treasures at our public auction featuring items from the Kathy Modlin's Personal Property and Real Estate. Curtis and Sons is honored to partner with the Kathy Modlin to offer this exciting sale.

Open House - Jan. 31st • 4:00 P.M. - 6:00 P.M.

FOR MORE INFORMATION OR PICTURES: WWW.CURTISANDSONSREALTY.COM

Real Estate Sells at Noon!



This 3-bedroom, 1-bathroom residence offers 1,224 square feet of character and potential with a full unfinished basement. Enjoy outdoor living on the deck overlooking the spacious .34-acre lot. The property includes a detached garage and convenient access. A wooden fence adds privacy. Low 2025 taxes of \$763 and 2026 taxes will be prorated.

Outdoor/Shop/Tools

- John Deere push mower
- STIHL BGA electric leaf blower
- Electric STIHL weed eater
- 16 ft DeWalt foldable ladder
- Expert Grill stainless steel with cover
- Set of 4 table and chairs with umbrella
- Metal outdoor chair with red cushion and foot stand
- Wheelbarrow
- Dolly
- Sledge hammer
- Shovel and assorted shovels/hoes
- Rake
- Garden hose
- Tool kit with miscellaneous tools
- Stanley stapler
- Large battery chargers
- Large country crock with lid
- Leaf shape bird bath
- Blue and white frog bird bath
- Metal outdoor turtle garden decor
- Metal outdoor decorative spindle
- Outdoor metal peacock feather decoration
- Bird houses
- Bamboo plant and assorted plants
- Ray Dunn faux plant hanger
- Various plant stands (Metal, white, black)
- Assorted Christmas lights, tree, and ornaments
- Char-Broil Grill
- Patio table and Chairs with umbrella
- Suncastr outdoor storage chest
- Solar Light
- Concrete Bird Bath
- Shepherd's Hanging Hooks



Collectibles

- Swung glass vase
- Murano art glass bowl
- Cut glass tortoise
- Glass amber and red cigarette holder
- Blue vase
- Purple flower vase
- Cast iron toys
- Cast iron car
- Hummel figurine "Be patient"
- Hummel figurine "Wayside harmonies"
- Hummel figurine "Merry wanderer"
- Amethyst ball jar
- Set of gold leaf angels
- Numerous clear depression stems
- Glass Cape de Monte basket
- De Monte white flower basket
- White goose with a rose figurine
- Stained glass envelop holder
- Crystal tea candle holder
- Plaster Christmas bear
- Miscellaneous salt and pepper dispensers
- Crystal serving bowl
- Crystal desk clock
- Ceramic bird figurines
- Crystal basket
- 2 small mallard duck decor
- White with gold serving dish
- Red glass square container
- Gold leaf framed painting
- Set of 14" gold leaf framed oil paintings
- Hummel needle point pictures 2
- Needle point wall hanging
- Large decorative clock
- Metal decorative clock
- Decorative clock
- Large decorative charger
- Oak lazy Susan
- Seashell cross wall hanging
- Metal round decor
- Choose hope wall hanging
- Decor cow painting
- Numerous oil paintings
- Wreath
- 2 Large matching floral wall hangings
- Autumnal decor
- Large ceramic rooster



Kitchen

- Pioneer Woman casserole dishes
- Pioneer Woman tea kettle
- Pioneer Woman utensil holder
- Pioneer Woman butter dish
- Pioneer Woman serving trays
- Pioneer Woman china set
- Pioneer Woman day-ware dishes
- Pioneer Woman mugs
- Pioneer Woman bread box
- Pioneer Woman Insta Pot
- Pioneer Woman canister
- Pioneer Woman 13" cast iron pan
- Pioneer Woman turquoise kitchen cookware
- Pioneer Woman large salad bowl
- Pioneer Woman tin container
- Two-tier Pioneer Woman cookie stack
- Griswold 10" cast iron pan with lid
- KitchenAid red mixer
- Keurig coffee dispenser
- 2-slice toaster
- Hampton Beach blender
- Waffle maker
- Crock pots
- Hampton Beach stainless steel crockpot
- Oster large turkey roaster
- Set of fine China "Petite Bouquet" Signature Collection
- Red Fiesta Wear platter
- Orange speckle small platter
- Marble mortar and pestle
- Stainless steel pans
- Stainless steel soup pot
- Copper pan with lid
- Pyrex yellow with glass lid
- Numerous cutting boards
- Numerous cookie sheets
- Assorted silverware
- Motion-sensored stainless steel trashcan



Furniture

- Armoire solid wood mid-century modern
- Drawers with bifold doors
- Queen sized bed with frame
- 2 matching end tables
- 2 mobile topped end tables
- Matching coffee table
- 2 matching zebra print upholstered arm chairs
- Upholstered ottoman with storage
- Modern grey sofa
- Oak oval table and 6 chairs with extender leaf
- 2-drawer buffet
- Recliner roll-away with paisley pattern
- 3-drawer Bombay chest
- Wicker coffee table chest
- Narrow 8-drawer chest
- Pleather day bed with side pillows
- Oak periodical stand with stone top
- Lighted oak corner hutch with glass
- Wicker chair with matching plant stand
- Matching queen bedroom set dark wood
- Clover leaf side table
- White wood chair
- Metal bakers rack
- Wood and metal bakers rack
- Bathroom shower chair



Household

- Queen sized bed sheets
- Decorative pillows
- Numerous throw blankets
- Table cloths and runners
- Placemats
- Numerous towels
- Wicker hamper
- Scented candles
- Padlocks
- Soap dishes
- Shark vacuum
- Carpet shampooer
- Frigidaire Affinity silver washer and dryer set
- Lamp with amber glass base
- Iron reading lamp
- Crystal bedside lamp
- Contemporary wooden base table lamp
- 60 inch TV
- 30 inch Sayo TV
- Lighted makeup mirror
- Muscle gun
- Bathroom scale



OWNER: KATHY MODLIN

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 on 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 45 days of the contract date.



J.J. Curtis
Owner / Auctioneer

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