

Curtis & Sons
Realty

AUCTION

August 13th • 5:30 P.M.
1705 N. Main | Nevada, MO

Curtis and Sons is honored to represent Sally Simmons and the late Jim Simmons at the upcoming Auction.

Shown by Appointment Contact J.J. Curtis

FOR MORE INFORMATION OR PICTURES: WWW.CURTISANDSONSREALTY.COM



Mark your calendars for August 13th at 5:30 PM to bid on the property located at 1705 N Main Street. Situated on a manageable 0.19-acre lot, this home features 2 bedrooms and 2 bathrooms, offering fantastic potential for first-time homebuyers, downsizers, or savvy investors looking to expand their portfolio. It includes a 160 sq. ft. shed and 400 sq. ft. carport on site. The property boasts exceptionally low holding costs, with the 2025 taxes established at an affordable \$766.28, and the 2026 taxes will be prorated at closing. Whether you are searching for your next personal residence with a great yard space or a lucrative addition to your rental stream, this public auction is an event you won't want to miss.

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 2026 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.

Tools, Lawn & Garden Equipment

- Genesis cordless power drill
- Craftsman power tool battery pack
- Corded electric power tool
- Blower tube attachment
- Dirt Devil vacuum
- Various vacuuming attachments
- Kenmore red 4 burner outdoor grill
- Chain saw case
- Green garden hose
- Green watering can
- Snow shovel
- Drywall finishing trowel
- Caulking gun
- Utility knife
- Tool boxes
- Box hardware bin
- Box of rivets
- Vintage metal hardware tin
- Fishing tackle box
- White 4"x4" ceramic tiles (2 boxes)
- Blue and white Coleman cooler
- O'Reilly Antifreeze Coolant
- Archery arrows

Furniture & Decor

- Wooden side table
- Oak side table
- Three tray round side table
- Two drawer faux wood cabinet
- Wood colored tv stand with bookshelves
- Vintage oak cabinet
- Rolling top secretariat desk
- Ornate antique oak headboard
- Cloth armchair
- Statement tan chair
- Small grey foot stool
- Glass outdoor patio table and chairs
- Rocking bench
- Faux wooden shelves
- Metal shelf support bracket
- Green metal wire rack
- Wire storage basket/rack
- Large gray plastic utility trash can
- Light blue plastic bin
- White utility bucket
- Three drawer white container
- Yellow seamstress container
- Hampton leather case
- Cat carrier

More Decor

- Various pieces of Native American artwork
- Various Native American inspired figurines
- Native American style dream catchers
- Cabin scene framed
- Chalk board with green frame
- U.S. Marines wall hangings
- Various floral vases
- Amber glass boot
- Crystal ring stem
- White cross decor
- Concrete praying angel
- Angel figurines
- Howling dog figurine
- Autumnal decor
- Faux small Christmas tree
- Candles
- Fluted glass light fixture shade
- Various cook books
- Various books
- Mason jars

Kitchen Appliances

- George Foreman grill
- Hamilton Beach drip coffee maker
- Mr. Coffee Coffee Pot
- French press
- Tea kettle
- White Hamilton Beach microwave
- Electric turkey knife
- Various knives
- Can opener
- Juice-O-Mat juicer
- Lasagna pasta cutter
- Pizza scissors
- Wisk
- Wooden rolling pin
- Salad tosser
- Metal loaf pan
- Stainless steel pans
- Stainless steel mixing bowl
- Round baking stone
- Pie pans
- Glass cake pan
- French butterbell
- Cookie cutters
- Measuring cups
- Ball caning jars and lids
- Fruit bowl
- Fine china
- Various pieces of stemware
- Various juice cups
- Various coffee cups

Jewelry & Accessories

- Various Brighton charm necklaces
- Various Brighton charm bracelets
- Brighton heart tin container
- Brighton necklace tin
- Brighton coin purse
- Love pearl wish pearl jewelry gift set
- Various beaded necklaces
- Green glass bracelet
- Silver belt buckle
- Various handbags

Miscellaneous

- Wooden toilet seat
- Dual-Pad vintage wooden sharpener box
- Roll of white twine
- Weigh stand
- Standing bouncer
- Hanging basket
- White ceramic crock pot
- Walker
- Wheel chair

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.



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J.J. Curtis
Owner / Auctioneer

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