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REAL ESTATE & PERSONAL PROPERTY

AUCTION STARTS 1:00 PM

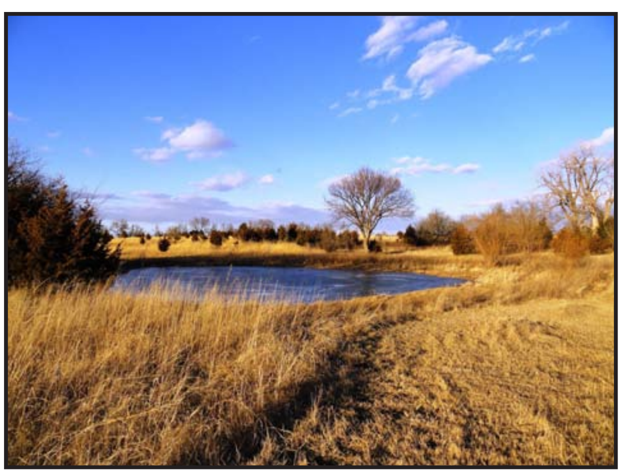
Auction

REAL ESTATE 2:00 PM

• 1:00 P.M. • SATURDAY, MARCH 15, 2014

Property of Jean Powell

AUCTION LOCATION: 1958 395th RD., BURLINGAME, KANSAS 66413



AUCTIONEERS NOTE: This is what you've been looking for . . . approximately 40 acres and a nice home, the opportunities are endless! Raise a family and some livestock, have a weekend getaway, a place to hunt, or raise and ride some horses. You will want to see this property for yourself! Give us a call, we will enjoy showing you this unique property.

PROPERTY LOCATION: From the intersection of Hwy 99 and Hwy 56 just North of Admire, go North on Hwy 99 for 5 miles to Rd 390, turn East on Rd 390 for 1 mile to Rd S, Turn North on Rd S and continue 0.5 miles to Rd 395, turn East on Rd 395 and continue 3.5 miles to Southwest corner of property on North side of the road.

LEGAL: SW/4, NE/4, Less R/W (with exception) in Sec. 19, Twp 15-S Rge 13 Lyon County Kansas. 38.6 Acres

ACREAGE: This property consists of 38.65 acres. 37.82 acres are in native and mixed grasses. The balance of 0.83 acres are the home site. This property features 2 ponds and a strong stand of grass which provides good coverage for wildlife.

IMPROVEMENTS: The 1.5 story home built in 1865 sits nestled in the trees with a nice front porch for a private setting. There is 1,272 sq. ft. with 3 bedrooms and 1 bathroom. The home was remodeled in 2006 with vinyl siding, composite roof, and double-pane Pella windows. The updated kitchen has vaulted ceilings, newer cabinets and Whirlpool appliances that will stay with the home along with the washer and dryer. The home is heated by an electric wall heater. The electric wiring was updated during the remodel. The property has rural water and lagoon, also a two car garage plus an outbuilding that is currently being used as a horse shed.

2013 PROPERTY TAXES: $999.16. Sellers mineral rights transfer to the buyer.

OPEN HOUSE • SUNDAY, FEB. 23 • 2:00 - 4:00 PM

TERMS: $5,000 down as earnest money deposit day of auction and signing of contract. The balance due at time of closing on or before April 15, 2014 at which time buyer will receive Kansas Warranty Deed. Cost of the title insurance and title company fees will be split equally between buyer and seller. 2014 taxes will be prorated to the date of closing. The property is sold in as is condition. Property is not sold subject to financing. All information has been gathered from Lyon County sources and is deemed reliable but not guaranteed. All financing arrangements must be made prior to the auction. All statements day of auction take precedence over advertisements.

1:00 PM - PERSONAL PROPERTY

ANTIQUES & COLLECTIBLES: Antique Cruise Ship Wooden Adjustable Deck Chair w/ Decorative Pressed Back Design; Matching Pair Upholstered Wing Back Chairs; Primitive Dining Chair; Primitive Shelf; Hanging Collection of Antique Horse Bits; Snyder Chair Co, USA, Oak Folding Chairs x3; Newer Stained Glass Lamp; Primitive Horse Collar x2; Primitive Oil Can; Crock Jug; Primitive Misc Bottles;

HOUSEHOLD & FURNITURE: Antonia Lebeda Full Size Pillow Top Mattress & Box Spring with Wood/Iron Head & Foot Board; Full Size Couch; Large Glass Square Coffee Table; Floor Lamp; 32" Sharp TV; Phillips DVD Player; TV Stand; Antonia Lebeda Full Size Pillow Top Mattress & Box Springs w/ Canopy Bed Frame;

TOOLS & MISC: Yard-Man DLX Lawn Tractor by MTD, 25-hp, 46" Cut, Auto Drive Hydrostatic; Murray Push Mower, B&S 5.0-hp, 500E Series; Ext Cords; 500 gal Propane Tank

TERMS: Cash or approved check. All statements made day of auction take precedence over advertisements. Owners and auction company not responsible for theft or accidents.

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