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REAL ESTATE & PERSONAL PROPERTY

3 BR 2 Bath on Corner Lot!

Auction

Real Estate sells at NOON followed by car

10:00 AM • SATURDAY, JUNE 20, 2015

Property of Mary A. Talkington

AUCTION LOCATION: 500 ELM ST., COTTONWOOD FALLS, KANSAS 66845

AUCTIONEER'S NOTE: Here is the home you have been looking for!!! Built in 1995, this one-owner home has been well maintained and is move in ready. With 3 bedrooms and 2 bathrooms, you will enjoy all of the space and modern updates. Not to mention your own master suite with lots of closet space. The home has an attached carport plus a 24x15 garage/workshop. There will also be a nice assortment of personal property items. Don't miss this one, come and take a look, you will be glad you did!!!!

PROPERTY ADDRESS: 500 Elm St., Cottonwood Falls, Kansas 66845

LEGAL: Lots Eleven (11) And Twelve (12) Block Eleven (11) In The City Of Cottonwood Falls Kansas **2014 PROPERTY TAXES:** $2,035.60

DESCRIPTION: This 3 bedroom, 2 bathroom ranch style home has been well taken care of and is ready for you to move right in!!! The home was built in 1995 and has a total of 1,568 sq. ft. Included is a master suite that has lots and lots of closet space. There is CH/CA and a circulated hot water system throughout the home. Located on a nice 90 x 117 corner lot with mature landscaping, the home has a nice front porch and a big back deck. This home is double insulated for energy efficiency. There is also an attached carport plus a 24x15 detached garage/workshop.

REAL ESTATE TERMS: Earnest money deposit of $3,000.00 due day of auction at signing of contract. The balance is due at time of closing on or before July 23, 2015 at which time buyer will receive appropriate deed. Title insurance fees and closing fees of the title co are split 50/50 between the buyer and seller. 2015 taxes will be prorated to the date of closing. Property is not sold subject to financing. All financing arrangements must be made prior to the auction. All information has been gathered from Chase Co. sources and is deemed reliable but not guaranteed. All statements day of auction take precedence of advertisements. This property will be sold "as is" in it's present condition. You, the buyer make your own inspections and rely on your own knowledge. Sellers and Auction Company do not make any assumptions or warranties.

OPEN HOUSE: THURSDAY, MAY 28, 2015 • 4:00 - 6:00 PM

OPEN HOUSE: 4-6 PM,THURSDAY, MAY 28

10:00 AM • PERSONAL PROPERTY

VEHICLE: (Will sell after the Real Estate which will sell at Noon): 2005 Chevy Malibu MAXX LS, Auto, V6, PW/PL, AC, Cruise, Approx: 79,822 mi;

ANTIQUES & COLLECTABLES: Americus Wood Cuts; Electric Hurricane Lamp; Blue Enamel; Afghans; Doilies; Quilts; Newer Dolls; C Roberts Paintings; Marbles; Misc Toys; Legos; Wood Semi-Truck; Decorative Birds; Decorative Bird Pictures; Rooster & Chickens; Chenille Bed Spread; Jewelry; Jewelry Box; Patio Glider; Metal Lawn Chairs; Misc Yard Art & Concrete Animals (Yard Donkey & Cart, Yard White Tail Deer); Primitive Cabinet; Nut Cracker; Phillips Oil Can; Army Blankets; 6'x8' Rug; Screens; Wooden Highchair; Baby Carriage; Alfalfa Sacks; Ice Bucket; Oil Lamp; Chase Co. Plate; Religious Pictures & Figurines; Occupied Japan Salt & Pepper; Melmac Plates; Pyrex Mixing Bowls; Water Pitcher & Bowl; Yearbooks; Enamel Roaster; Owl Collection; 9 Piece Old Master Sterling Silverware; Blue Enamel Roaster;

FURNITURE: White Oak 3 pc Bedroom Set; Game/Poker Table w/ Felt Top & 4 Matching Upholstered Chairs; Floor Lamp; Table Lamps; Day Bed; White Oak Vanity & Chest of Drawers; TV Stand; Cane Bottom Chairs; Earth Tone Floral Divan; End Tables; 2 Orange Platform Rockers; Round Hall Table; Brown Casual Rocker; Magazine Rack; Rocking Chair; Bookshelf; Copper Lined Smoking Table; Drop Leaf Table & Chairs; Bookcase; Coffee Table; Metal Shelving; Kitchen Table & Metal Chairs; Wicker Rocking Chair;

HOUSEHOLD: 20.1 cu ft Whirlpool Refrigerator, White (works but has some noise); Woods Upright Freezer; GE Microwave; 13" RCA TV; Misc. Platters; Wood Silverware Box; Egg Platter; Crafts & Embroidery Hoops; Christmas Décor, Tree, & Wrapping Paper; Misc. Vases; Plant Hangers; Binoculars; Volume Library; Kitchen Bowls, Cups; Cleaning Supplies; Towels; Cake Decorating; Cook Books; Misc. Kitchen Utensils; Sleeping Bags; Painting Supplies; Art Easel; 52" Ceiling Fans; Sewing Box & Misc.; Singer Sewing Machine & Cabinet; Cake Pans; Large Stainless Pot; Water Jugs; Card Tables & Chairs; Ice Cream Freezer; Mixer; Steam Vac Deluxe Hoover Carpet Cleaner; Knives & Sharpener; Elec Skillet; Cutting Boards; Misc Electronics; Walker; Shower Seat; End Tables; Entertainment Cabinet; Tupperware & Misc Containers; 8-mi Walkie-Talkies; Plastic Storage Stack; Dust Buster; Crock Pot; Blender; Sunbeam Stand Mixer; Whirlpool HD Washing Machine (Hot Water needs work); Maytag Electric Dryer; Utility Cabinet; Canning Jars; Fishing Clock; Free Standing Wood Cabinet; 7-ft Wood Shelf; 2-Drawer Metal Filing Cabinet; Office Chair; Typing Table & Typewriter; Luggage; Misc Books;

TOOLS & YARD MISC: Staple Gun; Misc Bolts & Screws; Misc Hand Tools; Misc Yard Tools; Emergency 12-valt Air Compressor; Murray 22" Push Mower; Aluminum Step Ladder; Garden Hose; Weed Eater; Ext Cords; Fuel Cans; Come-along; Wheel Barrow; Handy-man Jack; Circular Hand Saw; Garden Sprayer; Yard Tools; Lawn Mower Engine; Crow Bars; Yard Spreader; Car Ramps; Camping Bed; Trash Cans; Patio Swing; Patio Tables & Chairs; Gas BBQ Grill; Misc Fishing Poles; Aluminum Ext Ladder; Bird Bath;

PERSONAL PROPERTY TERMS: Cash, approved check or credit card with 3% processing fee on all credit card transactions. All statements made day of auction take precedence over advertisements. Owners and auction company not responsible for accidents or theft. Nothing removed until settlement has been made.

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