

75+- ACRES GREENWOOD COUNTY, KS  
PASTURE & IMPROVEMENTS

# AUCTION

#SundgrenAuction

**Saturday, May 31, 2014 • 10:00 A.M.**

**AUCTION LOCATION: 1790 160<sup>TH</sup> St., Eureka, KS**

**DIRECTIONS:** From Eureka, KS 4 miles east on Hwy 54.

**OPEN HOUSE TUESDAY MAY 20, 2014 — 4:00 P.M. TO 7:00 P.M.**

THE JOHN W. ALLAN AND WILDINE W. ALLAN LIVING TRUST, SELLER

## HIGHLIGHTS:

**EXCELLENT GREENWOOD COUNTY, KANSAS LAND WITH A 3 BEDROOM, 1 BATH RANCH STYLE HOME, SEVERAL OUTBUILDINGS, 2 PONDS, AND GREAT PASTURE. ALSO SELLING 1990 BUICK PARK AVENUE, FURNITURE, TOOLS, ANTIQUES, GLASSWARE, AND HOUSEHOLD ITEMS.**

**PROPERTY DESCRIPTION:** 75+- acres of excellent pasture with 2 ponds, a 3 bedroom 1 bath home, several utility buildings, great access, and a beautiful view! The ranch style home was built in 1957. It has 1164 square feet of finished living area on the main level, with 3 bedrooms, 1 bath, a kitchen, dining room, living room, and storage. The full basement is unfinished and currently used for utilities, laundry, and storage. Utility outbuildings include an oversized 2 car detached garage, a covered pole barn, shop building, ice house, open ended livestock shelter, and other misc. buildings. Possession of the property including the pasture will be upon closing. The pasture is in excellent condition. The 2 ponds were cleaned out in 2012 and are currently full of water. The house is on rural water. The seller does not own the mineral rights to the property, but there is an agreement that the surface owner of record will receive 5% of any gross proceeds. There is currently no oil and gas production on the property.

**LEGAL DESCRIPTION:** The East Half of the Northeast Quarter (E/2 NE/4) Section 33, Township 25 South, Range 11 East of the 6th P.M. Greenwood County, KS.

**2013 REAL ESTATE TAXES:** \$1307.26. **EARNEST MONEY:** \$20,000.



**Terms:** Earnest money is specified above and due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before July 1, 2014. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing. Interested buyers need to view the property prior to the date of the auction and have financing available prior to bidding. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

## PERSONAL PROPERTY

### AUTOMOBILE

1990 Buick Park Avenue,  
92,800 Miles, Loaded

### HOUSEHOLD & MISC.

Yard Statues  
Canning Lids  
Ironite Ironer  
Glasses – Dishes – Kitchen Misc.  
Kirby Vacuum with Shampooer  
Corning Ware Pictures  
Wall Décor Books  
Pedestal with Bust  
Lamps  
Picnic Basket  
Bug Zapper  
Browning 12 Gauge  
Pump Vent Rib Shotgun  
BB Guns  
VHS Tapes  
Rod & Reels

### TOOLS & EQUIPMENT

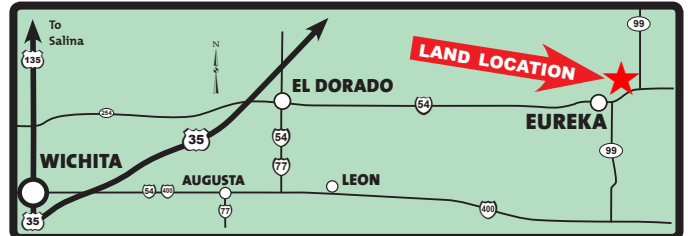
Campbell Hausfeld 115 V  
Flux Corp Welder  
Hand Grinder  
Minnow Buckets  
Nails, Nuts, Bolts  
Front Tine Rototiller  
GE Electronics Box  
Step Ladders  
Wooden Ladders  
Hay Elevator  
Dump Rake  
Running Gears  
Older Implements  
Log Chains  
1 1/2 Ton Chain Hoist  
Misc. Lumber  
Misc. Power Tools  
Mole Trap  
Misc. Hardware  
Fence Stays  
Misc. Yard Tools

### FURNITURE/ APPLIANCES

Amana Refrigerator  
Chest Freezer  
Kenmore Washer & Dryer  
Dining Room Set – Table w/8  
Chairs & China Hutch  
Patio Furniture  
Sofa  
2 Wing Chairs  
End Tables  
Coffee Table  
Cabinet Stereo  
Zenith Console TV  
Blonde Full Size Bedroom Set  
Dresser Set  
Twin Brass Bed  
Chest of Drawers  
Desk & Stool  
Sewing Rocker  
King Bed  
Corner Table  
Pub Table With 4 Bar Stools  
110 Window AC Unit

### ANTIQUES & MISC.

Old Counter from Old Home  
National Bank Eureka, KS  
Corn Sheller  
Cider Press  
Old Wooden Doors  
Beehives  
Roseville Vase  
Antique Scales  
Record Albums  
Clothes Hamper  
Frankhoma  
Oil Lamps  
Old Scales  
Cabinet  
Crock  
Luggage  
Mirrors  
Potato bin  
Lockers  
GE Heater  
Roaster



**MANY MISC. ITEMS TOO NUMEROUS TO MENTION.**

**Concessions provided by the Fancy Mustangs 4-H Club**



[www.sundgren.com](http://www.sundgren.com)

**JOE SUNDGREN**  
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