

ONLINE ONLY AUCTION: 4 BED 1.5 BATH HOME IN  
EL DORADO, '54 MERCURY, TOOLS,  
HOME MISC

# AUCTION

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**Auction Closes November 30, 2022 at 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on November 16 • Download the Sundgren Realty app today!

STEVEN RAY DEATON AND BRENDA KAY POWELL, SELLERS

### REAL ESTATE AUCTION — ONLINE ONLY



#### PROPERTY ADDRESS:

1600 Edgemoor Dr., El Dorado, Kansas 67042

#### PROPERTY DESCRIPTION:

4 bedroom 1½ bath home located in El Dorado, Kansas. Cool unique home! Built in 1961, this house has 1627 square feet of finished living area. The main level has 2 living rooms, kitchen, 1½ bathrooms, and 3 bedrooms. There is a 2nd story bedroom as well. Storm Shelter is accessible through living room. The 2 car attached garage has extra work space. On the back side of the house is a screened in covered patio. Very solid home with the opportunity to add instant equity with some updates and attention to deferred maintenance. This house is a great candidate for an owner occupant, investor, or high end rental buyer! Invest In Real Estate!



**LEGAL DESCRIPTION:** Lot 1, in Block 7 in GRAHAM ADDITION to the Town, now City of El Dorado, Butler County, KS.

**2021 GENERAL AND REAL ESTATE TAXES:** \$2,037.04 **EARNEST MONEY:** \$10,000

**REAL ESTATE TERMS:** There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked at [sundgren.com](http://sundgren.com) and be purchasing the property subject to the preliminary title search report also linked at [sundgren.com](http://sundgren.com). Non refundable earnest money is \$10,000 due at the conclusion of the auction. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 30, 2022. 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 selling "as is", not subject to financing, inspections, or appraisal. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request.



### PERSONAL PROPERTY AUCTION — ONLINE ONLY



#### LOT DESCRIPTION

- 2 1954 Mercury Monterey Convertible
- 3b Table, Wrenches, Battery Charger, Misc Tools
- 3a Metal Toolboxes & Handtools
- 4 Gun Rack, Pipe Wrench, Misc Tools
- 5 Dayton Air Compressor
- 6 Workmate Work Bench
- 7 Cooler, Saw, Yard Tools, Snow Shovel
- 8 Ladder
- 9 Metal Shelf, Sawhorses, Lubricants, Pump, Electric Weedeater, Yard Tools, Snow Shovel
- 10 Chairs, Stool
- 11 Tackle Boxes, Fishing Supplies
- 12 Scooters, 12v Air Compressor, High Chair
- 13 Paint Sprayer, Power Roller, Sprayer
- 14 Antique Tricycles
- 15 Kids Toys: Tricycle, Wagon, Table
- 16 Car Ramps, Battery, Lubricants, Tube of Sand
- 17 Tool Lot: Sewer Snakes, Pry Bars, Corded Tools, Extension Cord, Bits
- 18 Old Bikes
- 19 Porch Swing & Chains
- 20 Ladder, Shovel, Hose
- 21 Poulon Push Mower
- 22 Metal Table
- 23 Lawn Rake, Paint Extender
- 24 Extension Ladder
- 25 Pride Power Recliner
- 26 La-Z-Boy Recliner
- 27 La-Z-Boy Recliner

- 28 Matching Sofa, Loveseat
- 29 Leather Chair & Ottoman
- 30 Philips 50" Flat Screen TV, Stand, DVD Player
- 31 Matching End Tables & Lamps, Floor Lamp, Figurines,
- 32 Cot
- 33 Side Table, Phones, Barometer
- 34 Kids Toys
- 35 At Home chair, appears new
- 36 Arm chair, throw pillows
- 37 Secretary
- 38 Clock
- 39 Cabinet Sewing Machine – Sears Kenmore, Paper Shredders, Air Purifier
- 40 Card Table, Record Player, Floor Lamp, Decorations
- 41 Treadmill
- 42 TV Trays, Folding Chair, Floor Lamp
- 43 PC Electronics, Desk Set, Chair
- 44 Washer/Dryer Set – Crosley Washer, Maytag Dryer
- 45 Cleaning Supplies, Drying Rack
- 46 Stoneville Formica Top Table & Chairs
- 47 Whirlpool Fridge
- 48a Kenmore Oven
- 49 Microwave
- 48b Pots, pans, cookie sheets lot
- 50 Large Kitchen Lot: Roaster Pans, Cookie Jar, Misc Kitchenwares
- 51 Large Kitchen Lot: Coffee Pot, Toaster, Cannister Set, Cups, Dishes, China, Tupperware, Misc Kitchenware
- 52 Bakeware, Electric Skillet, Pots & Pans
- 53 Baking Pan & old shoe box(empty)
- 54 5 Folding Chairs

- 55 Shelf & Decorations
- 56 Skelly Match Boxes
- 57a Texaco, Skelly, Getty Glass & Pitcher Set
- 58 Silverware, Clock, Decorations
- 57b Texaco glasses
- 59 Dining Table & Chairs
- 60 China Set
- 61 Skelly 50th Anniversary Glasses
- 62 Stereo Cabinet w/ records
- 63 Kids Walker, High Chair, Toys
- 64 Matching End Tables, Coffee Table, 2 Lamps
- 65 Healthcare Items
- 66 Sofa & Massage Chair Insert
- 67 2 Occasional Chairs
- 68 La-Z-Boy Recliner
- 69 Occasional Chair, Lamp, Table
- 70 Framed Pictures
- 71 Contents of Closet
- 72 Love Seat – Broken Leg
- 73 Wardrobe & Contents
- 74 Rolling Cart, TV, VCR, contents in the bottom of cart

- 75 Trunk
- 76 Dresser/Mirror & Contents
- 77 Heated Waterbed
- 78 New Mens Jeans
- 79 Table, Lamp, Clock
- 80 Desk, NOAA Radio, Decorations
- 81 Scales
- 82 2 AC to DC Converters
- 83 Mirrors, Curling Iron
- 84 Singlefold Ramp
- 85 Oreck XL Silver
- 86 Skelly Zippo, Texaco Collectibles
- 87 Dresser/Mirror & Contents
- 88 Wooden Rocker, Blankets, End Table
- 89 Full Bed
- 90 Shotgun Shells, Vest, 22 Ammo
- 91 Kid Gates
- 92 Desk, Contents, Kids Toys
- 93 Closet Contents
- 94 TV Trays



**PERSONAL PROPERTY TERMS:** There will be a 10% buyers premium. All items sold as-is, where-is. Payment will only be accepted via credit card for this auction. The credit card used to register for the auction will be automatically charged for all items purchased. All lots will have a soft close, meaning if a bid is received on an item within 60 seconds of auction end, that item will automatically extend another 60 seconds. There will be ONE item removal window ONLY on 12/01/2022 from 3pm-6pm. The pickup address is 1600 Edgemoore, El Dorado, KS 67042.

Any item left after 12/01/2022 will no longer be available for pickup, so please verify pickup date/times BEFORE bidding. All online bids are binding and final. **Please bring your own moving equipment, boxes and labor.** Sundgren Realty & Auction CAN NOT assist in moving items, please come prepared. It is the responsibility of the buyer to bring receipt showing items have been paid in full.

JOE SUNDGREN  
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