

Log Cabin, 40 Acres, Buildings, Timber, Pasture, & Hunting; 1758 60th, Severy Kansas

AUCTION

www.sundgren.com

Friday, August 21, 2020 • 4:00 P.M.

AUCTION LOCATION: 1758 60TH, Severy, KS 67137 (ON-SITE)

REAL ESTATE PROPERTY WILL SELL AT 4:00 P.M.



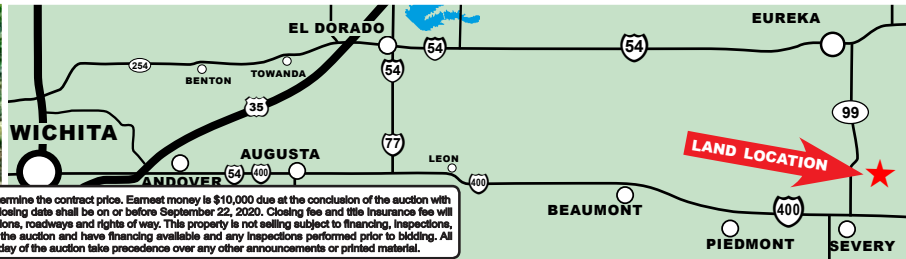
RONALD & NANCY SMITH, SELLERS

PROPERTY DESCRIPTION: Beautiful 1 1/2 story Log Cabin with 1120 square feet of main level living area, plus an additional 543 square feet of living area in the loft. Built in 2001, the Cabin has 26' ceilings in the main living area, open kitchen/dining/living area, full bath, bedroom, and utility room with safe room on the main floor. The loft has a half bath and large open area for multiple beds or bunks. You will absolutely love all of the woodwork! Utilities present are electric, rural water tubing district #1, and a 750 gallon septic tank. There was radiant floor tubing installed when the house was built that could be hooked up as a heat source in addition to the wood burning fireplace insert. If you are looking for a weekend retreat, rural residence, or hunting cabin, you will love the 40+- acres with a large elevation change rising as you go from north to south with good heavy pockets of timber. Additionally, there is excellent pasture for livestock or hay production. In addition to Kansas Whitetail Deer and Turkey, Quail and other game are common.

LEGAL DESCRIPTION: The West 650 feet of the Northeast Quarter, Section 21, Township 27 South, Range 11 East of the 6th PM, Greenwood County, Kansas.

2019 REAL ESTATE TAXES: \$1286.02.

PROPERTY LOCATION: From Severy Kansas on HWY 400, North on HWY 99 4 miles to 60th, East on 60th 1 6/10 of a mile to the property.



TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$10,000 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 September 22, 2020. 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, 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. All announcements made the day of the auction take precedence over any other announcements or printed material.

PERSONAL PROPERTY — 4:10 P.M.



VEHICLE:
2005 Toyota Tundra Pickup, V8, 4WD, 116,000 Miles, Tow Package, Tonneau Cover

TRACTOR:
1989 Tractor Model 2355, Diesel, 1419 Hrs

UTV:
JD Gator 2003, 2148 Hrs, 2WD

FIREARM:
Stevens 12 Gauge Shotgun, Model 820 B

HAY:
(10) Big Round Bales of 2020 Prairie Hay

CANOE:
2 Person & 4 Person Canoe

TOOLS & EQUIPMENT:
Craftsman Riding Lawnmower, 21 HP YS 4500, 46" Massey Ferguson T0-30 Tractor 1954 Not Running, 12 Volt
8 HP Tecumseh Log Splitter
2 Tires, Cooper, 17 inch, Very low miles
2 Tires, Goodyear, 17 inch, Very low miles, Wrangler



10 ft Tandem Disk 3 Point
10 ft Orchard Disk Single 3 Point
Earthquake Rototiller
7 Ft Bush Hog, 3 Point
5 Ft Bush Hog
2 Bottom 3 Point Ford Plow, 3 Point
2 Row Corn Planter, 3 Point
Custom Made Hay Bale Spike
5 Ft Blade, 3 Point
Single Row Plow, 3 Point
Lawn Tractor Trailer

3 Point Dirt Scoop
550 Gal Rain Barrel
15 Gal ATV Sprayer
Ladder & Extension Ladder
Drag Harrow
Screen Room with Ground Tarp, 12'x12'x7'
Hammock
Large Cabinet Smoker
10 Large Round Hale Bales
PVC Fittings, Various Sizes
Craftsman 7 1/4 inch Circular Saw
Craftsman Router Set
Workbench, 20"x42"
Misc Electrical Items
Large Crimping Tool
Tasco Telescope with Tripod
Insulation Supports, 16" & 24" o/c
Oil Filled Radiator Heater
Wooden 2-Wheel Trailer
Trailer Hitch Assemblies with Balls
Husqvarna 450 Chainsaw

HOUSEHOLD & MISC:
Kitchen Table & 4 Chairs
Sleeper Sofa, Love Seat, Recliner
TV Stand
Full Size Bed and Mattress, No Headboard or Footboard
Small Desk & Rolling Chair
2 Large Ceramic Decorative Pots
0.9 cuft Magic Chef Microwave
Haier Compact Refrigerator
3 Small Toy Tractors
6 Small Bird Figurines
Decorative Bluejays Birdhouse
Framed Farm Landscape Print
Various Wall Hangings
2 Upholstered Bedroom Chairs
Pots & Pans
Various Dishes
Cups & Glasses
Holmes Humidifier with Filter
2 Tiffany Style Stained Glass Hanging Lamps

Queen Size Bed Quilt with Pillow Shams
Custom Hand Made Coffee Table
3 Custom Hand Made End Tables
Floor Lamp Moose Shade
Table Lamp Moose Shade
Small Toaster
Hand Electric Mixer
Antique Stereo System with 2 Speakers
Rolling Cart Table, Top 19.5"x24", Height 33"
Various Cooking Utensils
Hoover Upright Vacuum Cleaner
Blankets
DVD Movies
Cook's Brand Electric Skillet
2 inch Square Hitch Truck Carry All
2 in Square Hitch Extend A Truck carrier
Copper pot - 25" diameter x 12" deep, with lift frame

PERSONAL PROPERTY TERMS: There will be a 10% buyer premium on all purchases. All items are selling in "as is" condition. Payment will be accepted in the form of cash, approved check, or credit card.

JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
316-322-5391



218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR AND AUCTIONEER
316-323-0218