

160+- ACRES GREENWOOD COUNTY KANSAS
LAND, HOUSE, TOOLS, & EQUIPMENT

AUCTION

www.sundgren.com

Saturday, April 29, 2017 • 10:00 A.M.

AUCTION LOCATION: 1377 240TH St., Eureka, KS 67045

THE ESTATE OF LARRY BIRKHOLOZ AND C & L REVOCABLE TRUST, SELLERS

REAL ESTATE AUCTION



OPEN HOUSE THURSDAY APRIL 20 4:00 PM TO 6:00 PM
REAL ESTATE WILL SELL AT 11:00 AM SHARP



date shall be on or before May 31, 2017. 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 or inspections. 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.



LAND DESCRIPTION: 160+- acres with approximately 90 acres of native Flint Hills bluestem pasture and the balance in tame grass and upland tillable. There are 3 ponds and 2 timber lined spring fed creeks. This tract of land has a nice balance of agriculture and recreation. Situated in the heart of the Flint Hills of Greenwood County Kansas, the live water and timber offer excellent habitat for the abundant and high quality Kansas Whitetail deer in the area. Potential agriculture uses include hay meadow, cattle grazing, and farming. This cross section of amenities make this a perfect place to winter livestock.

IMPROVEMENTS: The residence is 2 bedrooms 1 bath, with 1266 square feet of finished living area. Water is provided by a well, and the sewer system is a lagoon. Other improvements include several misc. utility buildings and a 1056 square foot shop building with 3 overhead doors, concrete floor, an office area, and overhead storage.

LEGAL DESCRIPTION: The Southeast Quarter (SE/4) of Section 14, Township 24 South, Range 10 East of the 6th PM, Greenwood County, Kansas.

2016 REAL ESTATE TAXES: \$1512.38.

LAND LOCATION: From Eureka, 8 Miles North on P Rd. (State St) to 240th, 1/2 mile East to the property.

TERMS: Earnest money is \$25,000 down at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing



PERSONAL PROPERTY



SKID STEER
246 Caterpillar Skid Loader
Stout 72" Grapple
Lowe Hydraulic Auger

ATV
Polaris Ranger



GUNS AND ACCESSORIES
22 Henry Lever Action (damaged)
22 Hornet Ruger 77 s.s. Bolt Action with Scope, Serial #720-61633
270 Ruger 77 Skel Stock Bolt Action with Scope
HK 93 .223 with Scope
PTR 91 .308 Semi Auto, Serial #AW0425
H&K MP5 .22
YHM AR-15 Bushnell Holo Sight Semi Auto, Serial #YH9656
Win. Model 12 Nickel 12 Ga Pump, Serial #554932
Win. Model 670 .243 Bolt Action with Scope, Serial #G1310369
Rem. 870 camo 20 ga. Pump, Serial #C2339396
Ruger 10-22 S.S. Semi Auto, Serial #234-56243
Benelli 20 ga. Semi Auto, Serial #N008615
Winchester 1300 12 ga. Ump, Serial #L3366452



TRAILER
18' Utility Trailer

SEMI TRAILER
'74 Miller Trailers, Semi Trailer,
VIN Y-22195

TRACTOR
Farmall Tractor Narrow Front

Mossberg 835 12 ga. Camo Pump, Serial #UM628163
Tristar 12 ga. Black Semi Auto "Ducks Unlimited", Serial #08DU1055
Stevens 235 dbl Barrel 12 ga. Side by Side
Mossberg 600A 12 Ga Pump Pistol Grip, Serial #P651319
Keystone Sporting Arms, Inc. Davey Crockett 22 Bolt Action
Carl Walther Germany Semi Auto 22 LR, Serial #HR010800C
Winchester Model 94AE 44 Cal. Lever Action, Serial #5379224
Ruger M77 Mark II 7M REM Mag Bolt Action with Scope, Serial #78130911
Sig NRA 45 Auto, Serial #MC 005 031
Browning Buck Mark Camo 22LR Semi Auto, Serial #515M210544
Ruger LC9 9mm Semi Auto, Serial #323-26875
Walter PPS .40 OD Green, Serial #AF0873
2 Sig 228 9mm Semi Auto, Serial #B226595 and B234293
Colt Defender S. steel .45 Series 90, Serial #DR18357
Ruger Sup Blackhawk S. steel .44 mag, Serial #86-55667
HK SP89 9 mm x 19 Semi Auto, Serial #21-26231
Sig SP2340 40 cal Semi Auto, Serial #SP0038766
Misc. AR Parts, Magazines, etc.
Bushnell Yardage Pro 4-12x42 Laser Rangefinder/Rifle Scope
Matthews Compound Bow, Serial #843346
Morgan Fort Gun Safe

TOOLS & EQUIPMENT

US General Rolling Toolbox
Knaack Job Box
Roto Trowel Honda Motor
Honda Power Trowel
Craftsman Rolling Toolbox
B&D Bench Top Drill Press
Bolt Bin Fastenal
Toolboxes
Yard Tools
Hand Tools
Submersible Pump
Devilbiss Generator - Power Back 6000 Watt
Welding Table with Vice
Chains
Concrete Tools
Delta Table Saw
Concrete Forms
25 Gallon Sprayer
OH Fuel Tanks
Fiberglass 6' Step Ladder
Scaffolding
Tile Cutter
125 Gallon Plastic Water Tank - Slide In
Buzz Saw
Trash Pump
Fiberglass Extension Ladder
12 Volt ATV Sprayer
Delta Table Saw
Generator Portable
Rakes, Shovels, Miscellaneous
Black & Decker Drill Press

COINS & SILVER

Troy Ounce .999 Silver Bars
US Savings Bonds Series E
Peace Dollars
American Eagle Silver Dollars
Commemorative Coins
Mint Sets

MISCELLANEOUS

Bicycles
Bee Hives
Rod & Reels
Glass Tile
Camo
Storm Windows
Acre Wheel
Camping Gear
Lumber
Scrap Iron
Misc. Pipe, Trusses
Pipe Racks
Salvage Manure Spreader, Grain Drill, Hay Trailer
Single Wide Mobile Home
2 Drawer File Cabinet

FURNITURE AND APPLIANCES

Kenmore Front Load Washer & Dryer
Amana Refrigerator
Under Bar Refrigerator
Red Bull Refrigerator
Tables & Chairs
Kenmore Wine Cooler

Many misc. items too numerous to mention.
There will be a 3% buyers premium on all purchases.
All announcements made the day of the auction take precedence over any printed material.

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