

HOME & BUILDINGS ON 8 ACRES NEAR  
TOWANDA BUTLER COUNTY KANSAS

# AUCTION

www.sundgren.com

**Saturday, July 15, 2017 • 10:00 A.M.**

**AUCTION LOCATION: 9968 SW 18<sup>TH</sup> Terrace, Towanda, KS 67144**

**JOHN M. NAUMAN, SELLER**

## REAL ESTATE AUCTION



### OPEN HOUSE

**THURSDAY, JULY 6, 4:00 PM TO 6:00 PM**

**REAL ESTATE WILL SELL AT 10:00 AM SHARP!**

**PROPERTY DESCRIPTION:** Great home on 8 acres in rural Butler County Kansas near Towanda! This 3 bedroom 2 bath home has 2188 square feet of above ground living area, and an additional 659 square feet in the basement. The home was built in 1994. A vaulted ceiling and stone wood burning fireplace are features of the main floor living area. Exterior amenities include two great buildings, a 50' x 30' shop with a 30' x 20' carport built in 1990, and a 36' x 26' garage w/ a 26' x 20' carport. Other improvements include a loafing shed, pipe livestock pens, and dog runs.

**LEGAL DESCRIPTION:** Lot 5 & 6, Block 1, RIVERVIEW, Butler County, Kansas.

**2016 REAL ESTATE TAXES:** \$3358.90.

**LAND LOCATION:** From Benton Kansas, East on HWY 254 4 Miles to Arapaho Rd, North to 19th Terrace, West to SW 18th Terrace.



**TERMS:** There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money will be \$10,000 down 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 August 15, 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. This property is occupied, so please do not view without an appointment.

## PERSONAL PROPERTY AUCTION



**TRACTOR**  
Kubota MX 5100 SN 56236 with Kubota LA 844  
Front End Loader SN A9691, Diesel 144 hours

**EQUIPMENT**  
6' Kubota Bucket L2235  
Land Pride ZST Zero Turn Mower, 48" cut, 142  
hours with Kawasaki Motor  
Land Pride APS 1572 Seeder, 3pt  
Land Pride FDR 2584, 6' Rear Discharge Grooming  
Mower, 3 pt  
Land Pride SBR 72, 6' Seed Bed Roller, 3 pt  
Land Pride STH 1590 Harrow, 3 pt  
Hidden Valley Mfg Field Cultivator with Rolling  
Basket, 9', 3 pt  
Schaben 110 Gallon Sprayer, 3 pt  
Land Pride FSP 700 Broadcast Seeder, 3 pt  
MDS Rail Pallet Fork 4,000lbs forks, Quick attach  
Bison Model SU01010000A Root Plow, 3 pt  
Kubota M1804 Bale Spike, Quick attach  
Land Pride, Box blade with ripper teeth, 3 pt  
Land Pride, Cat 1 Quick Hitch  
Fimco 50 Gallon Sprayer, 3pt  
Stock Tanks Hay Rings  
Shop built Squeeze Chute  
Feeders and Bunks

**VEHICLE**  
2001 Honda Civic Ex, 260k Miles, V-Tec 4 cyl,  
Standard

**TOOLS AND SHOP  
EQUIPMENT**  
Hitachi C10FL Contractor's Table Saw 10"  
Hobart Handler 175 Wire Feed Welder  
Coleman Powermate 5hp Air compressor  
Craftsman 10" Radial Arm Saw  
Craftsman Double Router on Table  
Delta/Rockwell 6" Jointer  
John Deere 295 Amp Welder  
Ironsmith Pedestal Drill Press  
Wolfcraft Router Center 670  
Ryobi Belt/ Disc Sander  
Wakesha 5,000 watt Generator with 12hp  
Tecumseh engine  
Ryobi Band Saw  
Jet Dovetail Jig  
Tradesman Mortising Machine  
Porter Cable Dovetail Jig  
Poulan 260 Pro Chain Saw  
6 Tractor Weights Approx 50lbs each  
2 Roller Stands  
Master Finish Nailer-Air Operated

**TOOLS AND SHOP  
EQUIPMENT**  
Rigid Shop Vac 5hp  
Router Bits  
Workbench on Rollers  
Battery Charger 6-12 Volt  
Pedestal Vice  
Welding Table  
OSHA Rag Can  
Woven Wire  
2 Ton Hydraulic Jack  
Hydraulic Floor Jack  
Misc Hand Tools  
Misc Power Tools  
Assorted Lubricants, Chemical, etc.  
Misc. Hardware  
Log Chains  
Hydraulic Ram  
Pipe Vice on Stand  
Pedestal Vice  
Post Driver  
Fence Charger  
Electric Fence Chargers, Posts, Wire,  
Supplies  
Creepers  
Weedeaters  
Come Along  
Handy Man Jack

**APPLIANCES**  
Maytag Washer and Dryer  
Maytag Refrigerator  
Samsung LED 46" Flat Screen TV  
Sharp Microwave

**HOUSEHOLD ITEMS**  
Oak Dinette Table with 6 Chairs  
Dyson DC65 Animal Vacuum  
Country Charm Electric Cookstove  
Oak Queen Bedroom Set  
Armoire, Handmade  
Chest of Drawers, Handmade  
Wall Cabinets, Handmade  
Curio Cabinets, Handmade  
Ion Acoustic Guitar  
Desktop PC and 2 Printers  
Desk  
Coffee Table and End Tables  
Love Seat  
Lane Recliner  
Sofa  
Antique Small Table  
Wall Décor and Pictures  
True Treadmill  
Weight Bench  
Squat Rack with Olympic Bar  
Wicker Shelf

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



**TERMS:** Payment accepted will be cash, approved check, or credit card. There will be a 3% buyers premium on all personal property purchases. All announcements made the day of the auction take precedence over any printed material.

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