

**3 BED 2 BATH HOME, 2 SHOPS, 2.1 ACRES
IN LEON & 2.2 ACRE VACANT LOT**

AUCTION

www.sundgren.com

Sunday, March 25, 2018 • 1:00 P.M.

**AUCTION LOCATION: 315 W. South St., Leon, KS 67074
ESTATE OF WILLARD MCCLURE**

REAL ESTATE WILL SELL AT 2:00 PM SHARP!



TRACT 1 — PROPERTY DESCRIPTION: Great property in Leon Kansas offering a 3 bed, 2 bath manufactured home with over 1,200 square feet of finished living space. Vaulted ceilings and an open floor plan create efficient space throughout the home. Split bedroom floor plan provides privacy for the master bedroom/bathroom suite. Space to work is abundant with not one, but TWO 40' x 30' shops with concrete floors providing wonderful space for your workshop and large projects! This property has been well manicured inside and out. All of this on a 2.1 acre lot! You will not find another property in Leon like this one. Property also receives a monthly oil royalty, in 2017 that total was \$851.78.

PROPERTY LOCATION: From US HWY 400 and Main St in Leon, north on Main St to South St, west to property.

LEGAL DESCRIPTION: Long Legal, call for details.

2017 REAL ESTATE TAXES: \$716.64

EARNEST MONEY: \$5,000



TRACT 2 —

PROPERTY DESCRIPTION: 2.2 acres located within the city limits of Leon. Lot is zoned residential, would make a great building site for a residence or metal building! Lot is directly west of Tract 1.

LEGAL DESCRIPTION: Long Legal, call for details.

2017 REAL ESTATE TAXES: \$73.13

EARNEST MONEY: \$1,000

TERMS: Earnest money is specified above for each tract 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 April 25, 2018. 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.



PERSONAL PROPERTY AUCTION WILL BEGIN AT 1:00 PM



TRACTOR:

2011 Kubota L3800 4WD with LA524 Loader
43.6 Hours

PICKUP:

2008 Ford F150 XLT Triton, Automatic, Cloth Interior, Loaded 56,000 Miles

ZTR MOWERS:

2011 Kubota ZG327 60" Cut 252 Hours
2001 Dixon Estate 50-23 23hp

ATV:

2016 Kawasaki Mule 610 4WD Dump Bed
13.3 Hours

BOATS:

1999 Sylvan 180 Viper w/Mercury 175 Motor-Minn Kota Maxxum Trolling Motor
Shop Built Covered Pontoon on Trailer

TOOLS AND EQUIPMENT:

Hobart Shickmate LX 235 Amp, ACDC Welder
Coleman 6250 Watt Generator
Troy Bilt 3,000 PSI Power Washer
Troy Bilt Rear Tine Tille



Land Pride 8' Box Blade w/Ripper Teeth
King Kutter 7' Rotary Mower
King Kutter Offset Garden Disk
Stihl H545 Hedge Trimmer
Husqvarna 545 Chainsaw
Stihl 009 Chainsaw
6' & 9' Fiberglass Step Ladders
6' Blade
Speed Air 3.5 HP Air Compressor (220)
Land Pride 25-70 3pt Tiller
16' Flatbed Trailer Craftsman Tapper
Stihl BG 85 Leaf Blower
DeWalt Grinder 3 Ton Chain Hoist
DeWalt Cordless Drill Kit 18V
Stanley Electric Stapler

Fimco 25 Gal Garden/Yard Sprayer w/Booms
Antique Tools
Numerous Hand Tools, Wrenches, Socket Sets, etc.
22' Aluminum Extension Ladder
Rolling Land Leveler
Waterloo Rolling Toolbox
Duplex Rolling Toolbox Shelving
Garden Wagon 3pt Aerator
Rubbermaid 150 Gal Stock Tank
Craftsman 3.3 CuFt Garden Spreader
Aluminum Ramps Saw Horses
Fiberglass Stepladders
Land Pride 2570-3pt Tiller
2 Wheel Garden Sprayer
Wood Rack
6' Blade
3pt Forks
Pedestal Grinder
Shop Lights
Creepers
2 Wheel Dolly
Battery Charger
Table Saw
Speed Air 220 Air Compressor
Misc Hand Tools
Misc Power Tools
Garden Tools
Work Bench w/Vice
Chains

HOUSEHOLD, FURNITURE, ANTIQUES:

Whirlpool Refrigerator	Love Seat	Dresser
Kenmore Washer and Dryer	Recliners	Walkers
Vizio 42" Flat Screen TV	Lamps	Antique Tools
Oak Table w/Extra Leaf & 4 Chairs	Electric Fireplace	Smoker Grills
Rods & Reels	Chest of Drawers	Picnic Table
Numerous Tackle Boxes, Full of Tackle, Lures, Etc.	Small Round Top Desk	Crosley Refrigerator
Iron Wheels	Twin Bed	File Cabinet
Antique Crank Wall Phone	Cane Rocker	Homemade Smoker
Shop Vacs Worm Beds	Card Table	Stainless Steel Wash Tub
Sony CD/DVD Player	Swivel Glider Rocker	Lubricants, Oil
	King Size Bed	Purple Martin House

MANY MANY MISCELLANEOUS ITEMS TOO NUMEROUS TO MENTION.



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

JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
316-322-5391

SUNDGREN
REALTY Inc.

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

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218