

Rural Residence on 30+- Acres, Buildings, Creek, & Timber
Near Douglass, KS

AUCTION

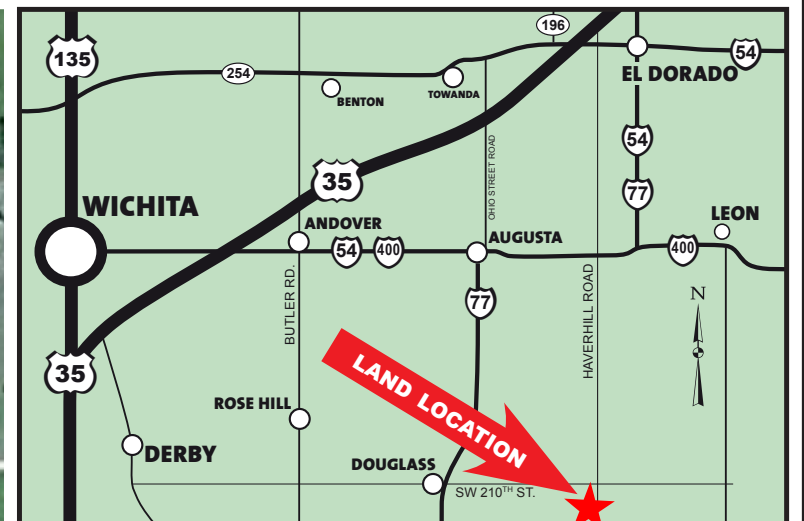
www.sundgren.com

Friday, March 31, 2017 • 10:00 A.M.

AUCTION LOCATION: 2036 SW 220TH St., Douglass, KS 67039

BILL R. LEMASTERS, SELLER

REAL ESTATE AUCTION



OPEN HOUSE

Thursday, March 9 — 4:00 pm-6:00 pm

Tuesday, March 28 — 4:00 pm-6:00 pm

Real Estate Will Sell at 11:00 AM

PROPERTY DESCRIPTION: 3 bedroom 2 bath limestone front split level home with 2784 square feet of living area on 30+- acres. The backyard area features a multi-level deck overlooking Chigger Creek. Heavy timber lines the creek and provided excellent habitat for wildlife of all kinds, including Kansas Whitetail Deer, Turkey, and Quail. The home was built in 1987 and has two limestone fireplaces with New-Aire wood burning inserts. This home appears to be very well built. With some updates and attention to deferred maintenance, you can instantly add equity. Other improvements include a 49' x 30' red iron steel frame metal building w/ concrete floor, and a 60' x 46' wood frame metal building. Other features include blacktop frontage, very rolling terrain, excellent quality native Flint Hills pasture, and creek bottom tillable ground currently used as hay meadow, and a pond that needs some dam work. The property is currently taxed as two separate tracts, so a second home could be built on the property. There are two rural water meters and a septic system. It is very unusual to find a rural Butler County Kansas property for sale with this amount of acreage and the potential to build a second home.

LEGAL DESCRIPTION: The South 1048.7 feet of the Southeast Quarter of the Southeast Quarter in Section 21, Township 29 South, Range 5 East of the 6th P.M., Butler County, Kansas. Subject to public road.

PROPERTY LOCATION: From Douglass, 7 miles east on 210th to Haverhill Rd., then 1 mile south OR From Augusta, 5 miles east on HWY 400 to Haverhill Rd., then 11 miles south.

2016 REAL ESTATE TAXES: \$2,905.84.

REAL ESTATE 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 May 3, 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.

PERSONAL PROPERTY AUCTION



TRACTORS

1955 Ford 600 — New Rubber,
3 pt.
1952 Ford 8N, 3 pt.



MOTORCYCLES

Yamaha 125 Enduro
Honda CB 160
Mini Bike

GOLF CART

Club Car Golf Cart — Electric

EQUIPMENT

Huskee 6 hp 22 Ton Log Splitter
Coleman Vertex 5500 Generator — Electric
Start
Craftsman 2100 6 1/4 hp Power Washer
Huskee 3 pt Post Auger
16' Tandem Axle Trailer with Ramps
3 pt. Platform
5' 3 pt. Bush Hog Rotary Mower
Gas Powered Air Compressor
King Kutter 3 pt. 6' Finish Mower
Huskee 24 hp 54" Cut Riding Mower
Kerosene Space Heater

EQUIPMENT

Sandblaster & Sand
Coleman 5 hp Air Compressor
Portable Air Tank
Huskee 2 Wheel Lawn Cart
Craftsman 6hp Generator
3 pt 2 bottom Plow
3 pt 5 Disc Independent
3 pt Rear Scoop
3 pt Pto Screw Type Log Splitter
3 pt Root Plow
3 Rolls Barb Wire
Fence Stays —
Clips
A Frame w/Winch
Trash Pump
Lp Burner
5' 3 pt Box Blade
5' 3 pt Blade
Tandem Axle
Motorcycle
Trailer
Drag Harrow

APPLIANCES

Tappan Refrigerator
Electric Range
Kenmore 18" Chest Freezer

TOOLS

Craftsman Router & Router Table
Router Bits

TOOLS

Craftsman 12" 2 Speed Band Saw
Pedestal Grinder
Craftsman 1hp Drill Press
DeWalt Chop Saw
Craftsman 10" Table Saw
Test Rite Stack Tool Box
Pedestal Disc Grinder
Dremel Variable Speed Scroll Saw
Ratchet Straps
Craftsman Cordless Screwdriver
Drill Dr. Drill Bit Sharpener
Impact Sockets
Air Tools
1/2" Impact Wrench
Aluminum Levels
Meters, Testers
Porter Cable Orbital Sander
Chimney Sweep
Stihl 210C Chainsaw
Weedeater Trimmer
Gas Powered Weed Eater Blower
Log Chains
Several C Clamps
Craftsman Lay Down Band Saw
Pipe Vice on Stand
Pipe Cutter
Yard & Garden Tools
Snap on Tool Box



MISCELLANEOUS

Metal Workbench
Misc. Parts — Hardware — Hand Tools
Misc. Electric Motors
Several Bicycles
Metal Book Cases
Theatre Seats
Drafting Table
Fire Wood
Fire Wood Rack
Tires — Wheels
Misc. Lumber
Cast Iron Kettles
Humane Trap
16' Sears Boat & Trailer, Elgin 40hp
Outboard
Grease, Grease Guns, Lubricants,
Kerosene
Maytag Ringer Washer
Snapper Riding Mower — (Parts)
Approx. 50-75 Mowers (Parts)
PVC
Shelving
Slip in Motorcycle Carrier — Aluminum
Misc. Scarp Iron & Pipe
Pickup Topper
Limestone Rock

MANY MISC. ITEMS TOO NUMEROUS TO MENTION. 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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