

3 BED, 2 BATH ON 5 ACRES NEAR TORONTO, POND, RV  
HOOKUPS & PERSONAL PROPERTY AUCTION

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Friday, September 7, 2018 • 10:00 A.M.**

**AUCTION LOCATION: 558 HWY 105, Toronto, KS 66777 (On-Site)**

**LEONARD A. SMITH ESTATE, NELLIE A. SMITH, SELLER**



**PROPERTY DESCRIPTION:** 2003 built manufactured home offering 1792 square feet of finished living space. This 3 bed 2 bath home offers a split floor plan with large living room. There is an old home on the property that was built in 1953 currently used for storage, electricity is still on. 2 attached garages flank the home for additional storage. Bring your fishing pole and fish the stocked pond containing Channel Catfish and Bass. Multiple RV hookups line the eastern portion of the property. Located just east of Toronto and 2.5 miles from Toronto Lake, this property has plenty to offer.

**LEGAL DESCRIPTION:** Long legal, call Sundgren Realty Inc for more details.

**PROPERTY LOCATION:** From Stockton St and Main St, east 1 mile to property.

**2017 REAL ESTATE TAXES:** \$1357.04



**TERMS:** There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money will be \$2,500 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 October 9, 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

### TOOLS & EQUIPMENT:

Poulan Pro 300, 19.5 HP, 42" Cut  
Riding Mower  
VTH20K Husqvarna 20 HP 46" Cut,  
337.2 Hours  
Pulse Powermate 1850 watt  
Generator  
Kubota Electric Start Generator AC/  
DC, A5,000  
Dewalt 14" Chop Saw  
Poulan Chainsaw  
Rigid 10" Table Saw  
Craftsman Radial Arm Saw  
Weedeaters  
Honda Power Washer  
Ryobi Blower  
Swisher Mower

Top Flight Snow Blower  
Tree Saw  
Yard Machine Rear Tine Tiller  
3pt Post Auger, 2 Auger Bits  
Chains Boomers  
Pipe Wrenches  
Metro Shelf  
Mower Jack  
Yard Tools  
Motorcycle Helmets  
Cases of Motor Oil  
Coolers  
Picnic Table  
Dog Pen  
Misc. Hand Tools  
Pet Porter  
Wood Clamps

Yard Sprayer  
Hampton Bay Pedestal Fan  
Building Material, Sheet Rock,  
Windows, Siding, Insulation,  
Plywood  
Lawn Cart  
Schumacher Battery Charger  
Air Tank  
Folding Ladder  
Step Ladders  
Sewer Rooter T-3 Sewer Snake

### HOUSEHOLD:

Whirlpool Side by Side  
Refrigerator, Ice and water  
in door  
Whirlpool Refrigerator

May Tag Washer & Dryer  
Small Kitchen Appliances  
Small Deep Freeze  
Buffet  
Dinette-Table & 4 Chairs  
Bookshelves  
Dishes, Pots & Pans  
Recliners  
Love Seat & Sofa  
Jazzy Scooter  
Entertainment Center  
Sony Stereo  
File Cabinets, 2 & 4 Drawer  
Full Size Bed

**MANY MANY MISCELLANEOUS  
ITEMS, TOO NUMEROUS TO LIST!!!!**



**PERSONAL PROPERTY 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  
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REALTOR  
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