

AUCTION

Real Estate & Personal Property September 26, 2015 @ 10 a.m.

27522 81st Rd Arkansas City, KS

Owner: Leona Jordan

From Ark City Roundabout: Go East 1 mile on Hwy 166 to 81st Rd., 1 1/2 miles North. Watch for signs.

We are offering at auction a 3 bd, 2 ba~1568 sq. ft. manufactured home on a permanent foundation w/detached garage on 1 acre. Property has rural water, septic tank, storm shelter and appliances will go with the property.

Real Estate will sell at 12 noon.



*****Call for appointment to view property prior to auction*****

Legal Description: Sec 16, Twp 34, Rng 04 PT NW 1/4 BEG SW COR, N196, E237.4, S196, W TO POB LESS ROW

Terms: 10% down the day of the sale. The balance due in U.S. certified funds at closing. The down payment is non-refundable. Your bidding is not contingent upon financing.

Taxes: \$ 734.44 in 2014.

Possession: To be given at closing.

Closing Agent: Security 1st Title, Winfield, KS. Closing shall be on or before Oct. 26, 2015. Closing costs will be shared 1/2 to Seller and 1/2 to Buyer. Seller will pay 2014 taxes and all prior years, 2015 taxes will be prorated to date of closing.

Household & Furniture

Table & 4 chairs*dinette table w/6 chairs & matching buffet*antique oak china hutch*matching sofa & chair*coffee table*35 day clock*rocking chair*glass bells*marble dog*costume jewelry*ironing board*set of plated silverware*White sewing machine & cabinet*entertainment center*2 end tables*floor lamp*walnut cedar chest*2-dresser w/mirror*antique occasional table*corner shelf*twin bed*regular bed*Vizio flat screen tv 28"*wooden stool*magazine rack*fans*plant rack* brooms & mops*glasses*Kitchen Aid mixer*coffee pots*corning ware*pots & pans*candy dishes*cake plate*scales*square egg basket*lots of fruit jars*kitchen utensils*Kenmore microwave*Whirlpool front load washer*Whirlpool dryer*3 kerosene lamps*luggage*hamper*walker & crutches*Sentry safe*file cabinet*2 office chairs*2 portable cabinets*lots of craft stuff*desk*

Mower, Tools & Misc

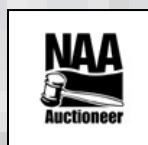
JD Z225 42" mower*portable building 8x11*5000 watt generator*asst. yard tools*cooler & water jug*3-ladders*oil cans*air hose*fan on stand*elec. cord*dolly*air compressor*aluminum ext ladder*dog house*wheel barrow*car ramps*hand tools*milk crates*hose reel on wheels*hedge trimmers*vice & shop table*wagon*gas can*Stihl weedeater*step exerciser*6" grinder 1/3 hp*BB gun*air tank*garden cart*

Disclosure of Representation: Buyer acknowledges receipt of notification that the Real Estate Broker, Salesmen and Auctioneers are acting as agents of the Seller, with the duty to represent the Seller's interest; that said persons will not be agents of the prospective Buyer; and, that information given to said persons will be disclosed to the Seller.

Notice: All information is believed to be correct, however, no warranty is given by the auction firm or the Seller. Each prospective buyer is advised to satisfy themselves as to acreage, boundaries, easements, fences, rights of way, or any other information. Only good title is warrantable. Announcements made the day of the sale take precedence over previous advertisements. Not responsible for accidents or theft. Cash or Checks accepted with proper ID. Lunch will be served.



John Brazle
Auctioneer/Real
Estate Broker
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Licensed in Kansas & Oklahoma



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