

Real Estate, Dwelling,
Household, Furniture,
Appliances, Antiques,
Collectibles, Misc.

Auction

Saturday, October 13th, 2018; 10:00am

Selling for: Ramona Hutchinson

On Site: 120 N. Fairview Avenue, Luray, KS

This will be a household personal property auction conducted in connection with the sale of real estate on-site. This is an excellent opportunity to purchase a solid investment property and household furnishings/personal property. Majority of merchandise is already boxed. Many surprises expected while unboxing merchandise. Pfeifer Brothers, Auctioneers and Farmland Auction & Realty, Inc are agents of the sellers and are not responsible for accidents or theft. No guarantees or warranties will be expressed or implied.

FURNITURE & APPLIANCES:

- Oak Secretary Desk
- Full-size bed/Iron bed frame
- Oak Table/Chairs
- Corner Oak Curio Cabinet
- Electric Fireplace Heater



TOOLS, LAWN & GARDEN:

- B&D Electric Mower 3.5hp
- Murray 6.5hp, 22" Push Mower
- Electrical cords
- Rakes/Shovels
- Rubbermaid Garden Tool Caddy
- Step ladders
- 4-Wheel Lawn Cart
- Hedge Trimmer
- T-posts

ANTIQUES, GLASSWARE & COLLECTIBLES:

- Johann Haviland Bavaria Germany China Set
- Elephant collection
- Pink Depression
- Blue Willow Tea Set/England
- Tea Pots & Tea Sets
- Antique Bottles
- State Plates
- KU Yearbooks
- Children's Books
- Quail/Wildlife Pictures
- Wooden Crates

MISCELLANEOUS & HOUSEHOLD:

- Corell dishes
- 45 RPM records
- Linens
- Cross Stitch
- Cookbooks
- Pedestal Fan
- Pots/Pans
- Potholders
- Lawn Darts
- Radio Flyer Red Wagon



DWELLING: (Sells at 12:00pm noon) Open house to view the property will be 10/12/2018 from 1:00pm - 4:00pm



Address: 120 N. Fairview Avenue, Luray, KS 67649

Legal Description: Lot 1 & 3, Block 24, Luray Original Town, Russell, County, KS

Possession: Upon closing or other terms agreed upon between buyer and seller.

Terms: 10% down day of sale. Balance to be paid upon title approval and delivery of deed. Closing to be on or before November 13, 2018, or as soon as title requirements, if any, can be corrected. Seller(s) to furnish sufficient deed and title insurance showing merchantable title in the seller. Property is being sold "as-is". All inspections need to be done by the buyer at the buyer's expense and any necessary repairs to be the responsibility of the buyer. Property will be open for public viewing on October 12, 2018 from 1pm - 4pm or other arrangements made with the seller's agent.

Taxes: 2018 taxes prorated to date of closing. All subsequent taxes to be the responsibility of the purchaser.

Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller and will perform all the duties as set out in K.S.A. 58-30,106. If purchaser desires representation, legal counsel is advised

Property Details: Two Bedroom Bungalow built in 1925. 1 full bath. Wood siding, solid foundation, some updated wiring, forced air heat, window unit A/C. Full unfinished basement. 832ft² on main level. Nice open back yard on a corner lot. Detached garage and carport. Quiet, established neighborhood. This property is an easily accessible home and ready to be occupied. Investment property opportunity. Auction/Sale of the property is not contingent upon purchaser obtaining financing. Financing must be arranged prior to the auction.

To view home contact: Jason Pfeifer, Associate Broker, at 785-483-1805. Offered for sale through Farmland Auction & Realty Co., Inc. Hays, KS. 785-628-2851.



Lots of Miscellaneous too numerous to list.

Jason Pfeifer
4312 180th Street
Russell, KS 67665
785-483-1805



Brandon Pfeifer
403 Monroe
Ellis, KS 67637
785-650-7588

Website: www.pfeiferbrothersauction.com

e-mail: pfeiferauction@gmail.com

Contact us for All your Auction Needs: Real Estate, Farm, Livestock, Household, Automobile, Antiques, Collectibles
Real Estate Licensed with Farmland Auction & Realty Co. Inc. 1390 E. 8th Street. Unit A. Hays. KS 67601