

★★ REAL ESTATE ★★

TWO HOMES AUCTION

Saturday, October 24, 2015
Lawrence Anglemyer Living Estate
AUCTIONS HELD ONSITE - 12 PM & 6 PM

222 N 3rd, Towanda KS

12:00 PM
Sale of Personal
Property follows
2 Bed • 1 Bath



DESCRIPTION

Super remodeled 2 bedroom, 1 bath home that includes spacious living room and kitchen with dining area and pantry, 20' X 11' master bedroom, office area, vinyl siding, CH/CA, covered porch and patio, storage sheds and last but not least a 20' x 24' metal shop/ garage and much more. This would be an amazing investment property or starter home do not miss your chance on this one.

2014 Taxes: \$970

TRUCK & PERSONAL PROPERTY SELL AT THIS LOCATION & TIME.

DISCLOSURE

The trustee for the estate has to approve all final bids.

These properties are selling in their present condition and are accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence prior to bidding on these properties. It is the responsibility of the prospective purchaser(s) to have any and all inspections and needed appraisals completed prior to the auction day including, but not limited to, roof, structure, termite, radon, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from source deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. All registered bidders will be granted access to complete all needed inspections prior to the sale by registering and scheduling an appointment. Properties are sold as is. Call 316-775-7717 for all available reports and addendums. Auctioneer and agents of Realty Executives Sudduth Realty Inc. are acting as agents of the sellers.

TERMS

All bidders will be required to register at sale, or for registration prior to sale call 316-775-7717. All successful bidders will be required to sign a cash contract and deposit 10% of total purchase price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements the sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is cash at closing on or before December 10, 2015. Cost of title insurance and closing fee will be split 50/50. Possession will be at closing/subject to Tenants rights. **There will be a 10% buyer's premium added to the final accepted bid.**

218 E 5th - Eureka KS

6:00 PM
2 Bed • 1 Bath



DESCRIPTION

This 863 square foot home on a 50'X100' lot. The home includes a two car garage, storage, covered front porch and much more. This is a nice little home for investment portfolio or your home. **2014 Taxes: \$350**

View More Pictures and Info Online at
www.sudduthrealty.com

Announcements Made Day of Sale Take Precedence Over Printed Matter.



"Exceptional Service from Exceptional People"
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★ PERSONAL PROPERTY ★

AUCTION

Saturday, October 24, 2015 12:00 PM

222 N 3rd • Towanda, KS

Personal Property Auction begins immediately after Real Estate

AUCTIONEERS NOTE

This is a partial listing, there are many more items, tools, parts, lawn & garden, appliances, and household items that are not mentioned. Mr Anglemyer takes very good care of everything he owns so the offerings for auction from large to small are top quality and worth your time to attend.

DESCRIPTION OF ITEMS

AUTOMOTIVE

- 1995 Ford F-150 Short Bed Pickup, NICE

GUNS

- Riverside Arms 20ga

FURNITURE & APPLIANCES

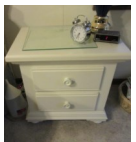
- Black Electric Range
- Black Refrigerator
- Round Oak High Top Table & 4 Chairs
- Maytag Washer and Dryer
- Decorative Radiant Heater
- Round Glass Table w/ 4 Chairs
- Curio Cabinets
- Dresser
- End Tables
- Futon
- Large Flat Screen T.V.
- Grill
- Wicker Queen Size Bed

TOOLS & LAWN/GARDEN

- Feather Lite Ladder
- Aluminum Ramps
- Yard Tools
- Bench Grinders (2)
- 2.5 HP Air Compressor
- Belt Sander
- 10amp Battery Charger
- 3/8 Drill
- Craftsman Saws All
- Craftsman Jigsaw
- Hand Tools
- Circular Saw
- Boomers
- Winches
- Ariens 40"deck EZR Kohler 15hp Motor
- Rockwell Table Saw
- Shop Smith
- Scroll Saw
- 6.75 HP Craftsman Push Mower

DISCLOSURE & TERMS

All bidders will be required to register at sale. Payment is cash, checks and credit cards. **A 10% buyers premium will be added to the final bid price.** All information deemed reliable but NOT guaranteed by the seller(s) or the Auctioneer(s) and should be independently verified. All properties are subject to prior sale, change or withdrawal. Listing broker shall not be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Announcements made the day of the auction shall take precedence over anything previously stated or printed.



Announcements Made Day of Sale Take Precedence Over Printed Matter.



Jack Newcom

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Jack Newcom, Broker/Auctioneer

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