

10:00 AM  
Saturday,  
April 27, 2013

# Auction

## LAND & PERSONAL PROPERTY AUCTION WESTERN SEDGWICK COUNTY 40+/- acres and 30+/- acres

5355 S. 295th W. Cheney, Kansas (Garden Plain Schools)

From 295th W. (Garden Plain Rd.) & 39th S. (MacArthur Rd.) go south 1.75 miles to auction location.

### REAL ESTATE Selling at 12:00 Noon

**Tract 1:** 40+- acres SE/4 SE/4 19-28-3W Combination well fenced grassland, cropland in alfalfa, scenic wooded creek and very nice pond

**Tract 2:** 30+- acres NE/4 SE/4 19-28-3W less 10+- acre improved site. Well fenced combination of cropland and scenic wooded creek

**METHOD OF AUCTION:** Properties will be sold as two separate tracts and will not be combined.

**TERMS:** 10% downpayment day of auction. Balance due in certified funds on closing. Closing date on or before May 27, 2013. Buyer and Seller will split the cost of title insurance and closing fee to Security 1st Title, Wichita.

**POSSESSION:** Buyer to receive possession of land on November 1, 2013. Buyer will receive Seller's 1/4 of alfalfa crop harvested prior to possession. Buyer of Tract 1 will receive \$363 pasture rent fee on or about November 1, 2013

**MINERAL RIGHTS:** Seller will retain minerals rights for a period of 10 years after closing, or so long as any existing oil or gas production continues thereafter.

**BIDDER INFO PACKET:** A copy of documents including title insurance commitment, aerial photo, flood zone map, topography map, FSA information, Sedgwick county tax & property information, Seller Property Disclosure Statement, purchase contract, and groundwater addendum are contained in Bidder Info Packet. Packets are available by contacting **FARM & HOME REALTY**.

**PROSPECTIVE BIDDERS:** These properties will sell "as is"

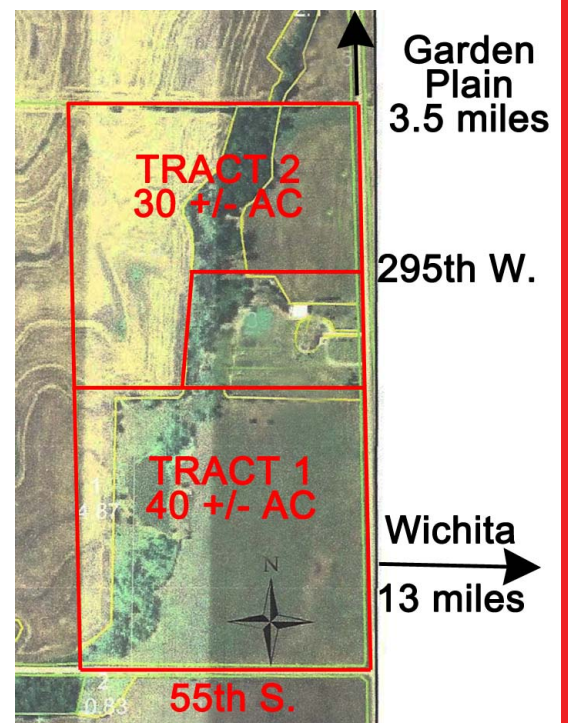


photo taken 2/18/2013

and "where is" subject to any easements and roadways of records; without any warranties or inspections provided by Seller or Seller's Agents. All prospective bidders are urged to use "due diligence" and inspect the property to their satisfaction.

**FARM & HOME REALTY** is acting solely as Agent of Seller.

**AUCTIONEER'S NOTE:** This is the opportunity to purchase one or two tracts of land just a few minutes west of Wichita in the Renwick (Garden Plain) School District. We can't say enough about the potential either of these tracts have for anyone's dream home in the country. We are also offering a nice selection of well maintained personal property. Call us for a Bidder Informational Packet. We look forward to working with you!



### PERSONAL PROPERTY Selling at 10:00 a.m.

#### TRUCKS AND TRACTORS AND EQUIPMENT

- B – JOHN DEERE 1934 – new tires, tricycle front – runs
- A – JOHN DEERE 1936 – new tires
- Old INTERNATIONAL w/ model 2000 loader – hwy dept tractor w/ bucket and fork – rough
- 1950 – 6400 CHEVY w/ bed hoist – does not run
- 222 CASE w/ deck – riding mower w/ rear hydraulics
- 1968 MUSTANG – w/289 engine – numbers matching
- G4 MUSTANG transmission
- 1968 MUSTANG – body only – no title - salvage
- Oliver square baler Model 620 – wire tie
- MARTY J 1800 riding mower – zero radius – 60"
- YARDMAN 22 hp riding mower – rear roto tiller – 50"
- TROY BILT portable cycle mower
- 7' cycle mower • 3 bottom drag plow
- 5' bush hog • 12' tandem disc
- Side deliver brake hay rake
- 3 pt tilt blade • 2 pt post hole digger
- 2 pt cycle mower • Hay rake
- 6' box blade w/ front teeth
- Sec. drag harrow

#### SHOP EQUIPMENT AND TOOLS

- Husky Pro 7 hp. 60 gal upright air compressor
- Craftsman routers
- De Walt side grinder • KIRA drill press
- RAIDER – electric, steam power washer – w/ WHITCO hose reel
- CRAFTSMAN radial arm saw – 10"
- DREMEL – electric grinder w/ full set of dyes

#### APPLIANCES AND FURNITURE

- WHIRLPOOL side by side refrigerator
- Modern dining room table with 2 leaves, 6 chairs and matching glass front buffet
- Lighted entertainment center
- 2 swivel rocker recliners
- Panasonic HD color TV w/ remote
- Early American single pedestal desk

- Mitsubishi color TV w/ remote
- Cutting table / Sewing cabinet
- Trash compactor • Cedar chest
- 3 lift chairs • Lazy boy recliner
- Occasional chairs • 2 matching love seats
- Numerous end tables

#### VEHICLES

- 1999 Toyota ext cab TRD pkg. 285K miles
- 1998 Honda Accord EX. 165K miles

#### MISCELLANEOUS

- Chrysler 20 – boat motor – did run
- 2 - 16' aluminum V- Bottom boats
- Quantity basket making reed and handles
- LIFESTYLER 5.0 mph treadmill – elect
- Meat saw from STEPANIK meat market
- Misc. handicapped equipment
- Numerous plants and flowers
- Assorted early playing cards
- Show case w/ rolling doors
- Early foosball game table
- Misc. kitchen ware • Misc. patio furniture
- LG. Wheel chair • CASE lawn cart
- Charcoal grill
- Misc. fishing equipment
- 2 wheel garden planter
- Numerous fencing supplies
- Drafting table • Safety harnesses
- Early bull whip • Misc. ammunition
- Misc. chain saws • Misc. lumber
- Scrap iron • Rod iron fence
- Camper – storage only
- Fans • Children's toys

### SELLER: ESTATE OF DONALD G. GILLMORE

*Auctioneer's Note: For information on personal property, call Dave Gillmore at 316-648-4727*

*Statements made day of auction supercede all prior advertising and statements. Not responsible for accidents. Lunch will be served.*

### Auction Conducted By

#### Farm and Home Realty

229 N. Main • Cheney, Kan. | (316) 540-3124  
Roger Zerener, Broker

John Hillman, Associate Broker & Auctioneer

#### Hillman Auction Service

227 N. Main • Cheney, Kan. | (316) 540-3242  
John Hillman, Auctioneer

Associate Auctioneers: Fred Foley, Rick Horsch, Brian Rosenhagen

For additional photos of real estate and personal property, go to [www.farmandhomeks.com](http://www.farmandhomeks.com)