

**10:00 A.M.
Saturday
October 26, 2013**

Auction

3 REAL ESTATE TRACTS & PERSONAL PROPERTY West Sedgwick County – Cheney Area

- **Tract 1:** Older abandoned home on 5+/- AC
- **Tract 2:** 155+/- AC Ninnescah riverland, cropland, grassland
- **Tract 3:** Newer home with outbuilding on 5+/- acres

-from Wichita go west on MacArthur (39th S.) to 375th W – south 1.75 miles to property

REAL ESTATE Selling at 12:00 Noon

Tract 1: 5+/- acres old farmstead with house that has been vacant for many years and a two story barn. Either fix up the old house or this would make an ideal spot for your new home. Located in northwest corner S/2 SW/4 21-28-4W

Tract 2: 155+ acres combination scenic Ninnescah riverland, quality cropland & grassland. S/2 SW/4 & S/2 SE/4 21-28-4W less 5+/- acre tract in northwest corner. Farm Service Agency info in Bidder Info Packet.

Tract 3: 5415 S. 375th W., Cheney. 1983 ranch style home with 1,672 sqft (per County) plus unfinished basement. This home is very well maintained with many updates in recent years including new energy efficient windows & kitchen cabinets with Corian counter tops. 3 bedrooms, 1.5 baths. 30' x 50' storage/shop building with 14' sidewalls, concrete floor, electrical & 16' rolling door. Situated on 5+/- acres.

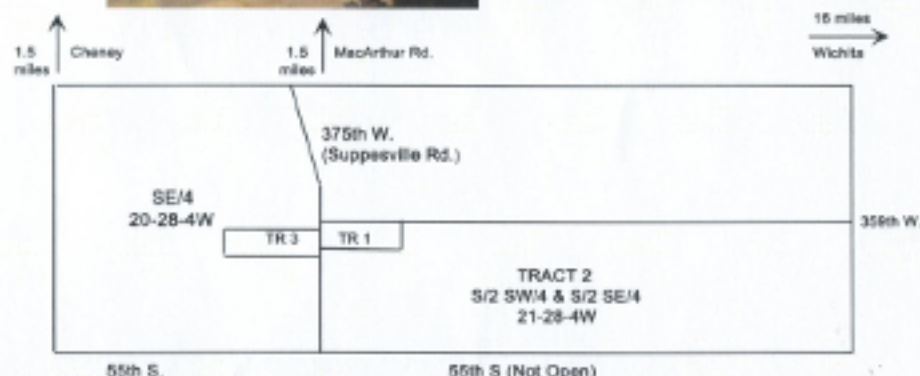
TAXES: Tracts 1 & 2: \$686.42. Tract 3: \$1,850.17. Taxes will be prorated by Closing Agent as of the day of Closing.

OPEN HOUSES: The improvements will be open for your inspections Tue Oct 1st, 5-6:30 PM and Sun Oct 6th, 12-1:30 PM and 2 hours prior to auction. **FARM & HOME REALTY** Agents will also make the property open for Buyer inspections at reasonable times, by appointment.

TERMS: 10% downpayment day of Auction. Balance in certified funds on closing. Closing date on or before November 26, 2013. Buyer and Seller will split the cost of title insurance and closing fee to Security 1st Title, Wichita, Kansas. A copy of title insurance commitment is in Bidder Info Packet.

POSSESSION: Buyer will receive possession of Tract 1 & Tract 3 on closing. Buyer of Tract 2 will receive possession on closing subject to Tenant's right to plant and harvest 2014 wheat crop. Buyer will receive Seller's 1/3 share of wheat crop and will pay/reimburse 1/3 of fertilizer/chemicals. Buyer will receive Seller's share of any government payments after closing. Seller is responsible for notifying Farm Service Agency office regarding change of ownership.

PROSPECTIVE BIDDERS: The subject property is selling "as is" subject to any easements, zoning, restrictions and roadways of record; without any warranties or inspections provided by Seller or Seller's Agents. All prospective bidders are urged to use "due diligence" and inspect property to their satisfaction prior to auction. The Seller will also provide Termite Inspection on home and treatment if necessary, Plat Map, Aerial Map, Survey, Sedgwick County Well & Septic Inspection, Seller's Property Disclosure, Lead Base Paint Disclosure, Groundwater Addendum, Copy of Title Insurance Commitment and any cited documents, Purchase Contract & Flood Zone map. A copy of these documents are in Bidder Informational Packets.



BIDDER INFORMATION PACKETS: Interested parties are encouraged to obtain a Bidder Information Packet by contacting FARM & HOME REALTY.

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

AUCTIONEER'S NOTE: We have something for everyone! A nice ranch style home on acreage, an older "fixer-upper" or "tear-down" on acreage, and a good-sized tract of quality crop, Ninnescah River & grassland. Give us a call for a Bidder Info Packet. We look forward to showing you these fine properties!

PERSONAL PROPERTY Selling at 10:00 a.m.

Guns and Archery Equipment

- 12 gauge feather light Ithaca MODEL 37 #1020129
- Synthetci camo stock muzzle loader 50 cal
- Ranger 410 bolt action US EVANS ARMS MODEL #38B Chicopee Falls MN USA
- Ruger 22 cal. Single 6 w/ holster - Serial #369615 - Sturm Ruger & Co. - Convertible
- 177 Cal Air Rifle
- XY - 268 Compound bow w/ Arrows
- Youth compound bow - Peak wt. 25-35, relaxed wt. 15-20, draw 24"
- Ben Pierceson Bow - WH 632311
- Fred Bear Bow - WH 632311
- Misc. Hunting Supplies
- 2 man pop up blind - camo
- Gun racks
- Quantity fishing equipment
- Deer stand
- Turkey Decoys

Appliances and Furniture

- Several Army surplus wooden foot lockers
- 4 pc. Early American bedroom suit
- Drop front oak secretary - no glass
- Maytag washer
- Whirlpool dryer
- Whirlpool reffridgerator
- Chest type freezer
- Upright freezer
- GE Microwave
- Oak armoire
- Baby bed

- 2 flat top trunks
- Rocker
- Couch
- Occasional chairs
- 2 - rocker recliners
- Shelving
- End tables
- Computer desk
- Single pedestal desk
- Chest of drawers
- 2 - Reg size bed
- Wooden pantry
- Blonde chest of drawers
- 2 filing cabinets
- Early clock - Seth Thomas
- Globe
- Misc. lamps
- Numerous chairs
- Quilt rack

Shop and Lawn Equipment

- Table saw - 10"
- Lawn glider
- Industrial steel shelving
- 4 ft. 3 pt. disc
- 2 - FIMCO sprayers
- 6" industrial vice
- Lawn sweep
- Extension ladder
- Skil saws
- Bolt cutters
- Pipe wrenches
- Socket sets

- Propane heaters
- Electric tree saw
- Misc. tools
- Parts bin
- Chains
- Electric weed eaters
- Shovels, rakes, hoes
- Misc. shop items
- Fencing supplies
- Portable, electric, 2 burner - burners
- Numerous T-posts
- Concrete mixer - portable w/elec motor
- Huskavarna chain saw - like new
- JD LX 272 riding lawn mower - 48" cut
- Black Max air compressor 27 gal 5 hp w/ hose
- Diamond power washer 2000 PSI 6 hp
- Coleman generator 5000 watt

Household and Kitchen Items

- Kitchen aid Mixer w/ attachments
- Kirby Vac. w/ attachments - self propelled
- Hoover Vac
- THE BOSS whirlwind lite sweeper
- Telescope - Mead - electric, digital series - D=114mm, F=910mm 1/8
- Misc. baskets
- Numerous pots and pans
- Cast Iron Skillets
- Lg. quantity misc. knives
- Clothes drying rack
- Crock pot
- Misc. household items\
- Loads of kitchen utensils

Miscellaneous

- Smoke hallow wood smoker
- Bradley - electric smoker
- 2 - rendering pots - lg. and sm.
- 10 Gal. Milk Can
- Early Coleman camp stove
- Small pot belly stove
- Sleighs
- Numerous gas cans
- Exercise bike
- New spinning wheel
- Bag of wool
- Carters
- Flour mill
- Granite and glass urinals
- Num. deer horns
- Misc. luggage
- Fold up high chair
- Misc. bed frames
- Several fans
- Misc. handicapped equipment
- Plastic tubs
- Sump pump
- Slide projector
- Movie projector
- Misc. childrens toys
- Misc. bedding

Seller: Herman C. Hamilton

Auction Conducted By

Farm and Home Realty

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

Roger Zerener, Broker; John Hillman, Associate Broker & Auctioneer
Pam Veach, Associate

Hillman Auction Service

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

John Hillman, Auctioneer
Associate Auctioneers: Fred Foley, Rick Horsch, Brian Rosenhagen

Auction day announcements supersede any prior written or oral statements.

For additional photos on this property and information on other upcoming auctions go to www.farmandhomeks.com