

Auction

SATURDAY, NOV. 16, 2013 at 10 a.m.

PLEASE NOTE MULTIPLE LOCATIONS & TIMES!

**10 a.m. on Site Location ONE - 2 miles South of Pretty Prairie, KS
on White Side Road and 1/2 miles East**



Sells as 80 acres M/L located in the West 1/2 of the N.E. 1/4 of 32-26-6 of Reno County, KS. Quality tillable land located just South of Pretty Prairie, Kansas currently planted to canola and wheat. Property has a small utility shed and water well on the property

TERMS FOR THE CROPLAND: 10% Down day of sale. Balance day of closing. Closing on or before Dec. 20, 2013. Possession of the cropland after Harvest of the 2013-2014 Wheat and Canola harvest. **The cash rent for the 2013-2014 crop goes to the Buyer.** Sellers minerals go with the land. Taxes for 2013 paid by the sellers. This sale is subject to all easements and right of ways of record. Non Contingent on financing. In the event financing is not obtained the earnest money shall be the property of the Seller. Each bidder is responsible for conducting at their own risk, their own inquiries and due diligence in all aspects concerning the property. All properties are being sold "As-Is"- "Where-Is" Basis with no warranties or guarantees, either expressed or implied made by the Auctioneer or the Seller. Final sale subject to the approval of the seller. Floyd Auction and Real Estate, LLC are acting as agents of the seller.

Farm Personal Property to sell immediately following the sale of the Real Estate around 10:30 A.M.

1979 Ford TW 10 Tractor Cab
3 P.T. PTO Single Hyd.

1969 Oliver 1655 Tractor 3 Pt PTO

1958 John Deere 720 Diesel 3Pt PTO

Diesel w/Power Steering- (Not Running
at Publication of Advertising)

1981 Ford F-250 4x4 w/ Flatbed V-8

1987 Donahue 16' G/N Stock Trailer

1966 GMC Grain Truck 13 Ft. Bed & Hoist

Crustbuster for parts

John Deere 8350 Single Disk Drill

John Deere 5-14 Plow

(4) Wheel Hay Trailer

Wire Cattle Panels

Steel Cattle Panels

Used Tires

Misc. New Siding & Parts

Moorman's Wind Vane Mineral Feeder

3 Pt. Bale Spear

100 Galloon Fuel Tank

Scrap Iron

Grain Auger

Self Feeder

**12 p.m. on Site Location TWO -
3 tracts to sell on site at
218 S. Oak Street, Pretty Prairie, KS**

Tract 1. 218 S. Oak St. and known as a tract beginning at the N.E. intersection of Collins St. and Maple St. then East 140 Ft. then North 100 Ft. then West 140 Ft. then South 100 Ft. to the Point of Beginning. This home is 1419 Sq. Ft. with 3 BR, 1 full bath, a full basement partially finished and an oversized 1-car garage. This property is located close to schools and downtown Pretty Prairie. (This property believed to be in a flood plane.)

Tract 2. 210 S. Plum St. and known as a tract beginning 75 Ft. South of the Southeast Intersection of Booth St. and Plum St. then South 75 Ft. then East 150 Ft. then North 75 Ft. then West 150 Ft. to the Point of Beginning. This home is 832 Sq. Ft. with 2 BR, 1 bath and a partially finished basement and a 2-car garage. (This property believed to be in a flood plane.)

Tract 3. 212-216 S. Oak St. and known as the South 52 Ft. of Lot 2 and the North 51 ft. of Lot 3, Block 5 of Pretty Prairie, KS. This duplex has two 912 Sq. Ft. units with 3 BR each, 1 bath in each unit and large kitchens. Both units have full-unfinished basements as well.

Terms for the Real Estate: 10% down day of sale for each tract. Balance due on closing. Closing on or before Dec. 20, 2013. Possession day of closing. Taxes for 2013 paid by the Sellers. Title insurance and Escrow closing fees shall be shared 50% Buyer and 50% Seller. The sales are subject to any and all easements and right of ways of record. Non-Contingent on financing. In the event financing is not obtained, the earnest money will be the property of the seller. Each bidder is responsible for conducting at his own risk, their inquiries and due diligence in all aspects concerning the property. All properties are being sold "As-Is" basis with no warranties or guarantees, expressed or implied made by the auctioneer or the seller. Final sale subject to the approval of the seller. Floyd Auction and Real Estate, LLC are acting as Agents of the Seller.



Personal Property to sell immediately following the Real Estate approximately 12:30 - 12:45 p.m.

Emerson Microwave
G.E. Refrigerator
Oak Dining Room Table
G.E. Upright Freezer
Pots & Pans
Kitchen Utensils
Cook Books
Kenmore Washer
G.E. Electric Dryer

Oak Pie Safe
Canning Jars
LP Records
Pictures & Frames
Princess Crystal Set
Old Books & Hymnals
Small Desk-Walnut
File Cabinet
Dresser/Dresser w/Mirror

Iron Bed Frame
Walnut End Tables
Thomas Organ
Small Bentwood Kids Chairs
Record Cabinet
Coffee Table
Blue Loveseat & Matching Rocker
Wooden Rocking Chair
RCA TV

Kids Toys
Lockers & Lock Boxes
Duracraft Grinder
Master Mechanic Skill Saw
Buck Saw
Yard Tools
Plumbing Supplies
Warner Extended Ladder
Doors

Used Metal Duct Work
Air Bubble
Lincoln Welder
Murray Lawn Tractor
11.5 H.P. 42" Cut
Huskee Lawn Tractor 11.5 H.P.
Craftsman Pushmower

NOTES: This is a great opportunity to buy real estate ready to make a return on your investment. Please make sure you pay attention to our schedule as we will be selling from two different locations for the properties.

TERMS: Cash or Good Check. Not responsible for accidents. Many other items to numerous to mention. Lunch served.

**ORVAL SCHWARTZ, THE LATE MARVIN SCHWARTZ &
EILEEN KAUFMAN, SELLERS**



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