

See Back Side
for Personal
Property

AUCTION

SATURDAY, NOVEMBER 3, 2012

10:00 A.M.

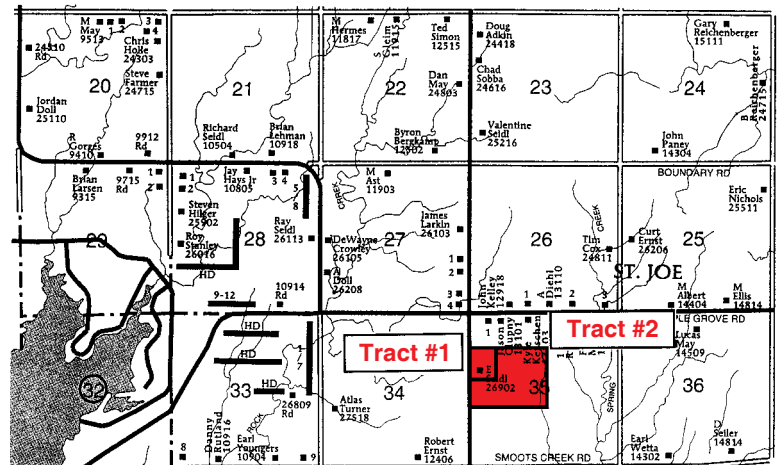
LOCATION: 26902 South Rayl Road. From St. Joe go West on Maple Grove Road to Rayl Road & ¼ Mile South.
From Haven, Ks go South on Haven Road 5 Miles, 1 Mile West, 4 South, 2 East, 1 South, 1 East & ¼ South

Real Estate Sells at Noon • Sells in Two (2) Separate Tracts

Tract #1 10 Acres with Improvements.

Legal Description: Commencing at the NorthWest Corner of the NorthWest Quarter of Section 35-26-4, Thence South 502.50 ft. for P.O.B., Then East 407.5 ft., Thence South 50.3 ft., Thence East 250 ft., Thence South 629.17 ft., Then West 659.73 ft., Then North 679.07 ft. to Point of Beginning. Selling 10 Acres More or Less According to the Survey.

- * Features a Bungalow 1½ Story House Built in 1928 According to County Records It has 1,558 sq. ft. of Living Space, 1 Full Bath, 1 Bedroom on the Main Floor, Dining Room, Living Room, Kitchen and Utility Room. It Has 3 Bedrooms Upstairs.
- * It Has a Full Basement. Basement Walls are in Need of Some Repairs. Has Some Cracks and Blocks are Bowed.
- * The Home Has Vinyl Siding, Storm Windows & Doors.
- * It Does Have Central Heat & Air.
- * Other Improvements Include a 24 x 40 ft. Detached Garage with Electric Opener. The Barn is a Metal Clad 33 x 40 ft. Barn with Lots of Storage Space.
- * This is a Nice Rural Residential Property Located on a Good Blacktop Road. It Has Lots of Potential.
- * Taxes Estimated by the County to be \$697⁶⁸. Taxes will be Prorated at Closing.
- * Terms: \$7,000⁰⁰ Down on Sale Day and the Balance Due in 30 Days. Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable.
- * Property Sold as is Without Any Written or Implied Guarantees.



Tract #2 92 Acres of Cropland, More or Less.

Legal Description: 92 Acres More or Less Located in the North Half of the South Half of the Northwest Quarter and the North Half of the Section 35-26-4, Except 10 Acres with Improvements and All the School & Church Property Lying on the North Side of Said Tract.

- * F.S.A. Reports 97.2 Acres of Cropland Less 5 Acres That went with the Improvements.
- * F.S.A. Reports 80.1 Acre Wheat Base with a 35 Bushel Yield a 34.5 Acre Milo Base with a 52 Bushel Yield and a 17.4 Acre Double Crop Base.
- * F.S.A. Reports Government Payment for 2012 Were \$533⁰⁰ on Milo, \$1,239⁰⁰ on Wheat for a Total of \$1,772⁰⁰.
- * Buyer Shall Receive Possession on March 1, 2013.
- * Taxes Estimated by Reno County Court House to be \$157³⁸ to be Prorated at Closing.
- * Terms: \$25,000⁰⁰ Down on Sale Day and the Balance Due in 30 Days. Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable.
- * Sellers Will Furnish Title Insurance for the Buyer on Both Tracts.
- * Mineral Rights to Pass With the Land to the Buyer.
- * Any Announcement Made on Sale Day Take Precedence Over the Auction Ad.
- * Property Sold as is Without Any Written or Implied Guarantees.

Seller: Elvira Seidl Estate • Trust Co. of Kansas Administrator C.T.A.

SALE CONDUCTED BY: NISLY AUCTION CO.

Sales Associate & Auctioneer - Paul Nisly • Hutchinson, KS 620-662-7570
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PERSONAL PROPERTY SELLS AT 10:00 A.M.

Personal Property

Crosley Washer, Maytag Dryer
Maytag Side by Side
Refrigerator
Dynex Flat Screen T.V.
RCA T.V. & Stand
Maple End Tables
Recliner
Upholstered Swivel Rocker
Floral Sofa
3 Piece Bedroom Suite
Art Deco Dresser &
Chest of Drawers
Hollywood Bed
Blond Dresser
Chest of Drawers
Book Case Headboard Full Bed
Painted Dresser Base
Singer Sewing Machine
& Cabinet
Console Sewing Machine
Whirlpool Upright Freezer
Frigidaire Chest Freezer

Electric Fans
Formica Top Dinette Set
GE Microwave
12 Place China Set
Table Lamps
Assorted Dishes & Glassware
Bread Machine
Colander
Metal Lawn Chairs
Metal Top Table, Chrome Legs
Quilt Stands & Hoop
Metal Shelving
Dining Table Dropleaf
Oak Slant Front Writing Desk
Knee Hole Desk
Round Table & Dining Chairs
Console Stereo Unit
Wooden China Hutch
4 Drawer Metal File Cabinet
Cedar Chest
Painted Writing Desk
Samsung Computer

Highboy Oak Dresser
Stereos & C.D.'s, Cabinet
Wooden Book Case
Old Upright Zenith Radio
Art Deco Dining Table & Chairs
Art Deco Buffet
Old Kitchen Cupboard
Pine Bench
Iron Kettle & Stand
Flat Top Trunk
Oak Library Table
Picture Frames with
Curved Glass
Oak Shelf Clock
Crosses, Virgin Mary Statue
Some Old Dishes
Stone Crocks
Wooden Rocking Chair
Kneeler Bench
Old Oil Lamps
Metal Milk Can
Metal Plant Stand

Shop & Garage Items

(2) Cub Cadet Riding Mowers
Metal Extension Ladder
Aluminum Step Ladder
2 Wheel Dolly
300 Gal. Fuel Tank & Stand
Red Coaster Wagon
Old Square Tub Maytag Washer

Garden Tiller
2 Wheel Lawn Trailer
14 Drawer Stacking Tool Box
Lots of Hand Tools
(2) ¾ hp. Portable
Air Compressor

Floor Jack
Assorted Garden Tools
Assorted Fishing Tackle
Bench Grinder
Push Mower
Shop Vac

Many Other Items Too Numerous to Mention

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