

# Real Estate and Personal Property Auction

10:00 AM | Saturday, October 19, 2013

## RURAL HOME ON 10.7+- ACRES

1 MILE NORTH OF ST. JOE - OST

25216 S. Rayl Rd, Mount Hope, KS

-from Wichita go west on 21st N to 343rd W, go north 3 miles to Boundary Rd-

### REAL ESTATE Selling at Noon

**PROPERTY DESCRIPTION:** Attractive 1.5 story home built in 1880, 1,985sqft (per County). 5 bedrooms & 2 baths. New roof on house and garage in 2010. Needs updating but great for a family. Home is being sold "as is". There are a number of outbuildings for your storage or hobby needs. Site is approx 740ft x 633 ft. A copy of survey is in Bidder Informational Packet.

**OPEN HOUSES:** The improvements will be open for your inspections Sunday, September 29th 12-1:30 PM and Tuesday, October 1st 5-6:30 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 19, 2013. Taxes will be prorated as of closing date by Closing Agent. Buyer and Seller will split the cost of title insurance and closing fee to Security 1st Title, Hutchinson, Kansas. A copy of title insurance commitment is in Bidder Info Packet.

**POSSESSION:** Buyer will receive possession on Closing subject to tenant harvest of small soybean tract on property.

**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. Potential Bidders should be aware that septic system likely does not meet local standards. New septic system may be required prior to occupancy. The Seller will also provide Termite Inspection on home and treatment if necessary, Plat Map, Aerial Map, Survey, 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:** If you're looking for a very affordable rural home on acreage just the right distance from Wichita near St. Joe – Ost take a look. This home needs some work, but would accommodate a family. Call us for a Bidder Info Packet. We look forward to working with you.

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

#### FURNITURE

Grandfather clock  
Waterfall front bed w/ vanity  
Kimball piano  
Electric organ  
Chrome table  
Dinette table w. chairs  
Dbl. pedestal desk  
Early American chest of drawers  
Drop leaf tables  
Blonde oak bdr. Suit  
2 – 3 pc bdr. Suits  
Numerous chest of drawers

Occasional chairs  
Early American drop front secretary  
Several end tables  
Couches  
Recliners  
Folding chairs  
Misc. lamps  
Glass shelves early cabinets  
Cedar chest  
Early shelving  
Cedar wardrobe  
Early baby crib

#### HOUSEHOLD ITEMS

Pressure cooker  
Numerous skillets  
Deep fat fryers  
Corning ware  
Crock bowl  
Lg. quantity household dishes  
Loads common dish ware  
Mantle clock  
Filing cabinet

#### SHOPS EQUIPMENT

AND TOOLS AND MISCELLANEOUS  
Electric heaters  
Misc. nuts and bolts  
Misc. tools  
several fans  
Step ladders  
Shovels, rakes and hoes  
Landscaping pots  
Luggage

*Auctioneer's Note: This is a partial listing of personal property. Many items too numerous to list. Come and enjoy the day.*

### **Seller: Seidl Family**

*Auction day announcements supersede any prior written or oral statements.*

### **Auction Conducted By**

#### **Farm and Home Realty**

Roger Zerener, Broker;  
John Hillman, Associate Broker & Auctioneer  
Arlene Fasbender, Associate

#### **Hillman Auction Service**

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

For more information call 316-540-3124 or visit us online at [www.farmandhomeks.com](http://www.farmandhomeks.com). Like us on Facebook!  
TO RECEIVE FUTURE AUCTION BILLS BY EMAIL, CONTACT: [roger@farmandhomeks.com](mailto:roger@farmandhomeks.com)