

AUCTION

SATURDAY, SEPTEMBER 21, 2013

10:00 A.M.

LOCATION: 8216 So. Valley Pride Rd. Hutchinson, Kansas. From 50/61/96 Jct. in South Hutchinson, Ks go South 3 Miles on 96 Highway to Cruppers Corner, then West 1 Mile on Trailwest Blacktop to Valley Pride Road and then ¼ Mile South on East Side.

Farm Home and Farm Land Sells at Noon

Tract #1 **Legal Description:** 5 Acres with Improvements
Locate in the S.W.Q. of the S.W.Q. of section
14-24-6 Reno County, Ks.

- * Features a Nice Ranch Style Home, 3 Bedroom Home with 1,328 sq. ft. of Living Space and 1 Bathroom with Full Unfinished Basement.
- * This Home was Built in 1949 and Completely Remodeled in 1993 with Modern Kitchen, Built in Dishwasher, Has a Natural Gas Range, All Hardwood Floors, New Windows, New Central Heat and Air 3 Years Old, Roof is About 4-5 Years Old.
- * Large Living Room, Nice Dining Room.
- * Has a Breezeway or Mud Room Between Kitchen and Attached 2 Car Garage.
- * Home has Been Well Cared for and in Excellent Condition, Move in Ready. It Has a Large Deck with Approximately 504 sq. ft..
- * Other Improvements Include a 36 x 48 ft. Shed Built in 1993 and a 24 x 44 ft. Detached Shop / Garage.
- * This Property Had Irrigation Permits for 80 Gal. Per Minute or 45 Acre Ft. All Irrigation Parts are on the 5 Acre Farmstead.
- * Taxes: Estimated at \$1,580⁷³ to be Prorated at Closing.
- * Seller Will Furnish Title Insurance for the Buyer.
- * Terms: \$10,000⁰⁰ Down on Sale Day and the Balance Due in 30 Days. Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable. Balance Due at Closing by Certified Check to Reno County Abstract & Title.



Tract #2 **Sells Immediately After Tract #1**

Legal Description: The West Half of the Southwest Quarter of Section 14-24-6 Except 5 Acres with Improvements (Based on the Survey) Located in the South Quarter of the S.W.Q. Selling 72.986 Acres

- * F.S.A. Reports 72.9 Acres of Cropland.
- * F.S.A. Reports a 54.7 Acre Wheat Base with a 32 Bushel Yield and a 18 Acre Sorghum Base with a 58 Bushel Yield.
- * F.S.A. Reports a Total Government Payment Based on 2012 of \$1,064⁰⁰.
- * Currently All the Land is Planted to Corn. Buyer Shall Receive Possession at Closing.
- * Taxes: \$518⁵⁴ to be Prorated at Closing.
- * Terms: \$20,000⁰⁰ Down on Sale Day and the Balance Due in 30 Days.
Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable.
- * Seller Will Furnish Title Insurance for the Buyer.
- * Mineral Rights Transfer to the Buyer.
- * Property Sold As Is Without Any Written or Implied Guarantees.
- * No Buyers Premium Charged, You Pay What you Bid.
- * Any Announcements Made on Sale Day Take Precedence Over the Ad.

**Personal Property
on the Back Side**

Sellers: Bill & Mary Wepler

SALE CONDUCTED BY: NISLY AUCTION LLC

Sales Associate of J.P. Weigand & Sons Inc.

Auctioneer - Paul Nisly

Hutchinson, KS 620-662-7570

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Farm Related Items & Equipment

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| <p>Kubota Model M4030SU 2 Wheel Drive Tractor, Diesel 3 pt. and P.T.O., 566 hrs (Like New) Serial #23414</p> <p>1991 Ford Truck F-250, 4 Wheel Drive, 460 Engine, Automatic, XLT Lariat, 125,000 Miles</p> <p>16 ft. Tandem Axle Car Trailer</p> <p>3 Wheel Water Irrigation Reel with 300 ft. Reel, Hose and Extra Rolls of Feeder Hose</p> <p>Zodiak Boat with 25 hp. Outboard Motor and Trailer</p> <p>Kubota 3 pt. Post Hole Digger, 3 pt. Blade</p> <p>3 pt. RoCut 6 ft. Rotary Mower</p> <p>3 pt. Fertilizer Spreader</p> <p>3 pt. 8 ft. Tandem Disc Like New</p> <p>21 ft. Portable Bale Elevator</p> <p>Several Hay Feeders</p> <p>1986 Honda 4x4 4 Wheeler & Blade for 4 Wheeler</p> <p>17 cu. ft. 3 x 5 ft. Metal 2 Wheel Yard Cart</p> <p>Black Max 10 hp. Chipper / Shredder, Air Compressor Combo</p> <p>12 Volt Sprayer with Booms (50 to 75) 8 ft. Creosote Wooden Posts</p> <p>(3) Rolls of High Tensile Wire & Gallagher Electric Fencers</p> <p>8, 10, 12 & 16 ft. T.S.C. Gates & Walk Through Gate Panels</p> <p>Large Pile of 2 x 6 x 16 ft. Used Lumber</p> <p>Assortment of 6 & 8 ft. Wooden Gates</p> <p>Stock Tank</p> <p>Wheel Barrow</p> | <p>Assorted Garden Tools, Shovels, etc.</p> <p>Craftsman Riding Mower (Needs Engine)</p> <p>Acetylene Torch</p> <p>Table Saw</p> <p>Spool of 12 Volt Wire</p> <p>Hitachi Belt Sander</p> <p>6 inch Vise</p> <p>Fiberglass Topper for F-250 Ford</p> <p>Electric Fence Poly Wire & Fencers</p> <p>Lots of Plastic Electric Fence Post</p> <p>Lots of T-Posts</p> <p>4 Wood Doors with Frames</p> <p>Aluminum Storm Windows</p> <p>Several Sheets of New Tin</p> <p>Craftsman Upright Compressor</p> <p>Tool Boxes & Hand Tools</p> <p>Tool Box of Old Carpenter Tools</p> <p>Electric Mitre Saw</p> <p>Aluminum Step Ladder</p> <p>(4) Saw Horses</p> <p>Old Platform Scales</p> <p>Box of Steel Traps</p> <p>Set of Moose Antlers</p> <p>Numerous Rubber Trash Barrels</p> <p>Assorted Old License Plates</p> <p>Yard Fertilizer Spreader</p> <p>Stihl 028 Chain Saw</p> <p>Wooden Level & Hand Saws</p> <p>Other Old Tools</p> <p>Antique Hand Made Tool Box Made in 1881 Dated with Tools to Work on Steam Engines (Engineers Tool Box)</p> |
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Antiques, Furniture & Appliances

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| <p>Like New G.E. Washer, Old G.E. Dryer</p> <p>Amana Refrigerator with Bottom Freezer</p> <p>Dehumidifier</p> <p>Large Oak Desk</p> <p>Knee Hole Desk</p> <p>Old Dresser with Mirror</p> <p>Chest of Drawers Solid Wood</p> <p>Ranch Oak Bed with New Box Springs & Mattress</p> <p>Small Wooden Night Stand</p> <p>3 Shelf Wooden Book Case</p> <p>(5) Pressback Matching Chairs</p> <p>(2) Swivel Bar Stool Chairs</p> <p>Leather Swivel Recliner & Ottoman</p> <p>Oak Corner Stand for T.V.</p> <p>Antique Wrought Iron Floor Lamp</p> <p>(10) Metal 5 Shelf Storage Racks</p> <p>(2) Wood 5 Shelf Storage Racks</p> <p>Desk Lamps</p> <p>(2) Ice Chests</p> | <p>Antique Oak Wash Stand</p> <p>Round Oak Table</p> <p>(4) Cane Bottom Chairs</p> <p>Oak Curved Front Chest of Drawers</p> <p>Old Oak China Cabinet</p> <p>Oak Library Desk / Table</p> <p>Small Oak Wash Stand</p> <p>Old Wooden Rocker</p> <p>Large Mirror from Walnut Wardrobe</p> <p>Old China Cabinet</p> <p>(2) Office Chairs</p> <p>Rollaway File Cabinet</p> <p>Wooden Plant Stand</p> <p>Pedestal Fan</p> <p>4 Drawer File Cabinet</p> <p>Several 6 ft. Folding Tables</p> <p>Some Patio Furniture</p> <p>Foldup Sleeping Cot</p> <p>Several Computer Cases</p> |
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