

AUCTION

As we are moving, we will sell the following at auction at 305 OSAGE, located from the Bank of Longton on the corner of Kansas Ave. & 4th. St., 2 blks. E. on 4th to Osage, then 1/2 blk. N., LONGTON, KS.

Sunday, October 23, 2011 - 1 pm



Real Estate

(Sells at 2 pm)

Description: 305 Osage, Longton, KS: Wood frame 1½ story, 3-bedroom, 1 bath w/tub/shower comb.; utility rm. w/washer & dryer hookups. Living rm.: paneled walls, carpet, ceiling fan w/lights, Marion Ventless heater, window AC. Dining rm.: carpet, ceiling fan & lights, 1 wall w/barn wood, Comfort Glo 20,000 BTU ventless heater. 1 bedroom downstairs w/carpet, window AC, closet. 2 bed rooms upstairs. 2001 30-gal. gas hot water heater. 2004 roof & siding; metal roof w/styrofoam backing & vinyl siding w/styrofoam backing, partial storm windows. Fenced back yard. Shade trees. 5' x 18' cement front porch w/metal roof. 6' x 8' wooden deck on back.

A 20' x 23' detached wood frame garage, insulated, wall board & peg board walls, cabs., cement floor, walk-thru dr., Midland insulated overhead dr, w/Lift Master Professional Line Formula I elec. garage door opener, w/10' x 20' built-on storage area, wood siding, dirt floor, composition roof on both. (2) 8' x 12' wood frame growing houses. 1 insulated, masonite siding, elec. w/fan. Both w/front windows, 7' x 6' cinder-block storage building, metal roof, cement floor, w/7' x 8' addition, plywood floor, metal roof.

Legal Description: Lots 88, 90 & 92, on Osage St. City of Longton, Elk County, Kansas.

Taxes: The 2010 taxes \$690:76. 2011 taxes will be prorated to the date of closing based on 2010 taxes, 2011 taxes, if known.

Terms Of Sale: A \$3,000.00 non-refundable down payment, to be applied to the purchase price, will be required at the close

of the sale with the signing of the purchase agreement. The balance of the purchase price will be due at closing in certified funds. This property will sell without appraisal or survey and in its present condition without warranty as to mechanical or structural condition. The property will not sell subject to financing. Elk County Title will act as the closing agent. Title insurance will be provided. Buyer and Seller shall equally share the cost of the title insurance and closing fees.

Inspection: Inspection of property will be by appointment or the day of the auction. Appointment for inspection can be made by calling Darrel White at 620-642-2027 or Alan Johnson at 620-750-0093 or Jim Criger at 620-374-2035.

Note: Alan Johnson Realty will sell the Real Estate and will act as the agent for the Seller. The buyer will be required to sign a lead paint disclosure. Statements made day of sale will take precedence over any prior statements made or implied. Seller reserves the right to accept or reject the final bid.

Household Items

(Lrg. appliances sell following R.E.) 30" Mod. Walnut breakfast table w/ chairs • potato bin, wood • wooden bread box • metal 5-dwr. file cabinet • 22" metal 3-shelf storage shelves • 30" metal 1-shelf dbl. dr, storage cab. w/wooden top • 13" wooden 5-shelf dbl. dr. storage cab., 6'T • (2) mod. Walnut 30" 3-shelf bookcases w/adj. shelves & writing lid (1 w/dbl. drs.) • 48" lumber core Walnut entertainment center • 77" mod. Walnut credenza w/2 dwrs. • (2) drk. Maple spindle-back glider rockers • La-Z-Boy creme color cloth uphl. rocker/recliner • 82-Sports S-8500 exerciser • Oriental area rug • Magic Chef 18 cu.ft. 2-dr. refrig., white •



Whirlpool 30" elec. range, clock, pan storage, white • Emerson 19" port. color TV w/VHS • (2) rd. 16" oscil. fans, on stands • Feature Comforts 18" rd. oscil. fan on stand • Heat Steam Heater • Lake Wood & Comfort Zone elec. oil heaters • table lamps • swag lamp • wall light • Dirt Devil Scorpion hand vac. • Dust Buster Classic hand vac. • Holmes Air Purifier • Breadman 1.5 loaf bread machine • HB Drink Master • Seal A Meal • Norelco Dig. Blood Pressure meter • wooden 4-horse team & wagon • sev. wooden cut-out pcs. • assorted wall & free standing wooden plaques • World Book Encyclopedia set w/1969-77 yearbooks • Intex vinyl wall paper (6 rolls) • coffee Drip-O-Lator • (8) blue glass stemmed goblets • coffee cups • ash tray, brass

Collectables

Wards Better kerosene lantern • kerosene lantern • #2 galv. wash tub • wooden croquet set • Steffens wire milk crate • wire egg basket • porcelain dr. knobs • 1993 Sears Catalog

Woodworking Equip

Rockwell 'Mod. 8' 8" table mod. table saw w/26" table • Craftsman 10" table mod. table saw • Delta 16" table mod. scroll saw • Craftsman 3/4hp router (real nice) • Craftsman Deluxe router table (real nice) • Craftsman 48" rotary tool bench on casters (real nice) • Central Machinery '#37505' mortising machine w/1/4", 3/8" & 1/2" • drill chuck • Craftsman 4 1/8" jointer/planner (real nice) • J.C. Penny '6010' 5-gal. HD shop

vac. • Skil '4235' jigsaw • Artisan metal 1/2" elec. drill • cordless 18v. elec. drill, light, charger • extra 18v. battery • Stanley 6" wood plane • Stanley 'Handyman' 14" wood plane • Zircon stud sensor • picture frame vise • 2-pr. pipe glue clamp (no pipe) • hand ratchet brace • keyhole saws • paint respirator • 3M '1435' ear muffs • caulking guns • cloth nail aprons

Lawn Equipment - Tools -

Miscellaneous

(Starts selling at 1 pm)

Craftsman 14" elec. chain saw • Spininn 'Mod. FT-702' elec. string trimmer • B&D 12" Cut Bump Feed elec. string trimmer • ACE 12' fiberglass handle limb nipper w/saw • Werner 6' wooden step ladder • Mr. Heater single LP heater • yard hammock w/ metal frame • alum. lawn chairs • 2" nylon ratchet strap • (2) 4" nylon ratchet straps (no ratchet) • shop stool • (2) chain boomers • comb. box & open end wrenches, up to 1 1/8" • tubing set • flex drill drain cleaner • lever grease gun • rubber tarp straps • metal balling gun • Fall City tin floating minnow bucket • scissor jack • 5" hand auger post hole digger • sledge hammer • single bit axe • pick heads • limb saws • bow limb saws • 1-gal. safety gas can • (2) wooden 16" dbl. flower planters

AUCTIONEERS NOTE:

We do not charge a buyers premium!
Lunch Available
Port A Potty

Darrel & Caralee White

Auctioneers

Gene Walter
Dean Patterson

Walter Auction Service

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Terms: Cash or Check with approval & proper I.D on **Personal Property**.
All items **must** be paid for before removal.
Not Responsible for Accidents.
Announcements made day of sale take precedence over printed matter.