

REAL ESTATE ~ NE of ELK CITY, KS

AUCTION

ONLINE ONLY ~ BARBARA HAGAN

WED., JUNE 21st, 2023 — 4:00 PM



5 ACRES +/- & 3 BEDROOM HOUSE 6021A CR 2700, Elk City, KS 67344

6 miles to Elk City Lake ~ 12 miles to Independence

DESCRIPTION: - 5 Acres +/- of rural Montgomery County land with a 3 bedroom / 2 bathroom farm house and outbuildings. This property offers peaceful and relaxed country living in a hard to find small acreage near Elk City. The house is 1,248 sq. ft. built in 1920. The house needs some TLC & remodeling but is ready to make it your own! Montgomery Rural Water District No. 9. Propane tank stays with the property. There is nice brome grass amongst the trees on the West end of the property. The property is surrounded by expansive crop fields offering great views.

LEGAL DESCRIPTION: 4.8 Acres, Beg 1024' N of SE Corner, N 304', W 715', S 304', E 715' to POB, Section 13, Township 31, Range 14, Montgomery County, Kansas

2022 REAL ESTATE TAXES: \$1,069.76

EARNEST MONEY: \$3,000.00

REAL ESTATE TERMS OF SALE: There will be a 10% buyer's premium added to the final bid to arrive at the purchase price. Credit card is required to bid. A non-refundable down payment/earnest money of \$3,000 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. Property will not sell subject to financing, appraisal, inspections, or survey and is selling in its present condition without warranty. Buyer and Seller shall equally share the cost of the title insurance & closing fee. Closing date shall be on or before July 21st, 2023. Buyer will take immediate possession on approval of title & full payment of purchase price. Auction will start closing at 4 PM on June 21st, 2023. Real estate will soft close, meaning if a bid is received within 2 minutes of close the lot will automatically extend by 2 minutes. Inspection of property will be by appointment only. Statements made the day of the sale will take precedence over any prior statements made or implied. Seller reserves the right to accept or reject the final bid and sale is subject to court approval.



APPLIANCES - FURNITURE

Kenmore SS Refrigerator – GE Gas Range – Maytag Washer – Maytag Elec. Dryer – Chest Deep Freeze – GE 110V window AC Unit – Vanity – Glass top end tables – Dynex 42" flat screen TV & stand – Sceptre 32" TV – LG dvd player – Emerson stereo system – Oak China Hutch – Queen Bed – Dresser & Nightstand – Emeril Lagasse Power Airfryer 360 – Wickerix Round table & chair – Quilt Wall Shelf – Microwave Stand – Sofa Table – Stools & Chair – Computer Desk – Compaq Desktop Computer & Monitor – Canon Printer – Century 1100 Safe w/key – Shark Vacuum – Shelves – Office Chairs – Dressers – Couches

COLLECTIBLES - CRAFTS

Paragon high fire Kiln – Molds – Rick Garnett Glass sculptures – Ceramics – Glass paper weights – Tea pot & tea cups – Jewelry supplies – Ceramic Indian flasks – Ceramic nativity set – Craft paint & stand – Yarn – Crochet needles – Patterns – Painting Canvas – Ceramic doll parts – Ceramic gargoyles – Rooster Deco – Rooster wall hangings – Wind chimes – Kerosene lamp – Books

TOOLS - LAWN & GARDEN

Craftsman 48" riding Mower – Wagon w/fold down sides – Wheel barrow – Pull behind Cart – Wire cages – Push mowers – Alum. chairs & side table – Metal chairs – Upright storage Container – ShopVac wall mount Vacuum – RYOBI Circular Saw – Toolbox – Electric Drill – Come-a-long – Lug wrench – 3 rolls of insulation – Lumber – Orbit sander – Metric deep sockets – Pliers – Ratchets – Adj. wrenches – Hammers – Saw – Pry bar – Allen wrenches – Clamps – Sockets – Brink & Cotton 3" vise – Caulking guns & caulk – Paint rollers – Paint trays – Drywall knives – Tin snips – Heat lamps – Elec. cords – Flower pots – Bird bath – Other Items

KITCHEN MISC.

Cast iron Dutch Oven – Cast iron Skillet – Cast iron Griddle – Platters – Silverware – Utensils – Corning Ware glass baking Dishes – Measuring cups – Glass canister set – Cookie sheets – Pie pan – Muffin pan – Skillet & pot set – Farberware pots and pans – Dish draining Rack – Bread box – Elec. mixers – Baking dishes

To see complete listing, terms and to bid visit alanjohnsonrealty.com

PERSONAL PROPERTY BIDDING: Bidding on personal property starts ending Wednesday, June 21st at 6:00 PM or once no additional bids have been placed for 30 seconds. There will be a 10% Buyers Premium added to the final bid. Please visit our website for complete terms.

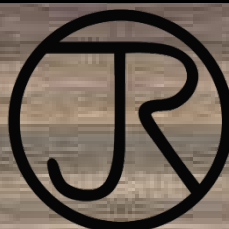
HOW TO BID: To bid visit www.alanjohnsonrealty.com & go to "auctions" tab. Follow the links to proceed to auction.

www.alanjohnsonrealty.com

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**JOHNSON
REALTY**



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