

Real Estate & Personal Property Auction

Thursday, June 30, 2022 at 5:30pm

Auction Location: 338 Main St. Neosho Rapids, KS 66864

Brief Legal: NEOSHO RAPIDS, S29, T19S, R13E, BLOCK 18, Lot 21 - 30, ACRES 0.8, (250.0 X 140.0)

Real Estate Property Description: A bungalow style home built in 1920 on 10 lots. The home is a 2 bed/1 bath, 764 sq. ft, crawl space, detached garage and 3 other outbuildings. Great opportunity for a rental property or first-time home buyer.

Property Viewing: Anytime by contacting auctioneers

2021 Taxes: \$509.48

Real Estate Terms: Earnest money payable the day of auction will be \$1,000 payable to Moon Title & Escrow, with the balance due on or before July 15, 2022. Property will be sold in as is condition with the buyers' inspections, at buyers' expense, to be completed prior to auction date. The sale of this property will not be contingent upon financing. Buyers must have financing arrangements prior to auction date. Title insurance and title company fees will be split 50/50 between the seller and buyer. The 2022 taxes will be prorated, any previous year due taxes will be paid by the seller. This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record. Mineral rights transfer to buyer. The buyer will receive full possession of the property at the time of closing. Coldwell Banker/Emporia Real Estate and Tri County Real Estate are agents for seller in this transaction and do not represent the Buyer. The Sellers and Selling Agents are not responsible in case of accident. All information has been gathered from Lyon County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

Vehicle: 2001 Ford Mercury Grand Marquis LS 118,079mi. (excellent condition)

Lawn Mowers: Hustler Super Z 60" cut zero-turn w/Kawasaki 25hp 515hrs, MTD yard machine 12hp 38" cut, Cub Cadet 2166 42" cut new tires 510hrs.

Household & Collectibles/Antiques & Miscellaneous: vintage kitchen table, Maytag stove (like new), Amana washer & dryer, microwave, vintage metal canister set, Whirlpool refrigerator, file cabinet w/combination safe, metal kitchen cabinet, small kitchen appliances, pocket knife collection, Hearth Rite gas furnace, 36" Vizio flat screen TV w/surround sound, 22" Vizio flat screen TV, fans & heaters, desk w/chair, love seat, recliner, vintage adding machine, 2-window unit AC's, full size bed, twin size bed, flatware, cookware, DVD's/VHS's, 2-dressers, Kenmore sewing machine, linens, lamps, metal shelves, wooden cabinets, vintage metal coffee pots, stereo system, Rayo oil lamp, side tables, decorative rocks from Hartford church, small yard windmill, fishing poles, Evinrude antique boat motor, yard tools, Coleman lanterns, chest freezer, shop refrigerator, Home-lite generator, several gas cans, ladders, air bubble, vintage record cabinet, white mountain ice cream freezer, several nice bicycles, Brinkman smoke N pit smoker, Craftsman push weed trimmer, Murray 22" push mower, gas powered leaf blower, lawn chairs, shop vac, metal cabinet, Honda tiller, Craftsman tiller, hand tools, vises, bench grinder, TV Antenna (NIB), wheel barrows, hose reels, metal yard cart, other miscellaneous household & antiques

Check our website jdauctionservices.com or Kansasauctions.net for updated information and pictures.

Like us on Facebook for updates as well J&D Auction Service, LLC.

Terms: Cash or good check accepted. Debit/Credit cards accepted w/processing fee. Restroom and concessions available. All statements made day of sale take precedence over advertisements. Owners and auction company

not responsible for accidents or theft. Settlement must be made day of auction. Nothing removed until settlement has been made. **For pictures go to Kansasauctions.net or jdauctionservices.com**

Seller: Estate of Jean Lambert

J&D Auction Service, LLC.

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