

REAL ESTATE & PERSONAL PROPERTY AUCTION

Saturday September 17, 2022

Auction Location: 209 N 4th St. St. Mary's, Ks 66536

Personal Property Auction Starts at 10:00 AM

Real Estate Will Sell at 12:00 Noon

Real-Estate Property Description: Quality built, one owner berm ranch style home, with 25,000 sq. ft. lot built in 1996 with 2 bedrooms and 2 baths. The home has an open floor plan with kitchen, dining and living room for a total of 1,751 sq. ft. of living area. There is a 2-car attached garage plus a fully insulated shop/garage that is 26' X 30' connected by a covered breezeway patio to the home. The shop is heated with an overhead gas furnace and there is an overhead door with electric opener. The primary bedroom is 14' X 16' with a large walk-in closet and connected to the primary bathroom that has a newer large Onyx shower. The living room, dining room and kitchen have newer laminate flooring. The home has been well maintained and is in good "move in" condition.

2021 Taxes = \$2,271.00

Legal Description: Lots 6, 7 & 8 & the North 25 Feet of Lots 9 & 10, Block 6, St. Marys Original Townsite, Pottawatomie County, Kansas

Terms of Sale: Successful bidder, sign purchase contract, 10% down to Charlson & Wilson on day of auction with the balance due at closing on or before October 17th, 2022. Possession at the time of closing. Buyer to have all inspections they deem necessary completed prior to closing. All financial arrangements must be made prior to the auction, no finance contingencies will be accepted. Owner's title insurance policy and title office closing fees will be paid half by Seller and half by Buyer. The 2022 taxes will be pro-rated (based on the 2021 taxes) to the date of closing. Real Estate Agents are agents of the Seller. This property is being sold in its present existing condition "as is". Statements made the day of auction take precedence over all printed materials. Not responsible for accidents.

WWW.PEARLREALESTATE.ORG

(Offered by Pearl Real Estate)

Antique/Collectible vehicles and Dodge pickup will sell at 1pm

Antique/Collectible Cars: 1939 Chevrolet Coupe Master Deluxe w/216 engine Good Condition Good tires bis-ply, 1938 2door Sedan w/All parts to finish w/235 engine, 1949 Cadillac All original besides paint 70,073 miles V8, 1930 Chevrolet 235 straight 6 5-7 Body Fisher 35,454 miles, 1931 Chevrolet 235 Straight 6 5-7 84,380 miles.

Vehicle: 2001 Dodge Dakota 124,338 miles, leather, power seats/windows, 4door crew cab, V8 magnum 4.7L

Horse Trailer: Morris Bros Trailers 2-Horse slant trailer

Tools & Shop Related Items: Lagun Milling machine w/ 90degree tilt head w/ heavy duty milling vise w/ all tooling, Craftsman 60gal air compressor, Carroll-Jamison Co Metal Lathe 10" chuck 36" center 15" swing 2face plates steady rest live center 3 jaw/4 jaw, floor jacks, Central Pneumatic Sand Blaster w/ cabinet 125psi, Stockman Electric over Hydraulic Press 100ton, air

hose & reels, 2-2ton cherry pickers collapsible, air bubbles, socket sets, lots of hand tools, Wilton large vise, bench grinders w/ stand, 2 wheel dollies, engine stand, bumper jack, lots of Starrett tools/gauges, thread gauges, 12" dial indicator, calipers, Mitutoyo 0-6 micrometers, Starrett micrometers, Starrett 2-6" dial calipers, small Starrett square, metal # stamps, Starrett tri square, Starrett 0-4 micrometer, 0-6 depth micrometers, 1" travel dial indicators w/mag base, Starrett telescoping gauges, air tool grinder, thread gauges, Wagner No Go gauges F1 114, air tools, Starrett 96 Dial indicator, metal letter stamps, tap & die set, electric saws, Makita Chop saw, ladders/ext. ladders, adjustable Reamers set, drill bits, Hammett AC Arc Welder, paint gun, ½" electric drill, wrenches, several ext. cords, shop vac, Craftsman 2250PSI power washer 6HP, Carbide bits, pro 5" vise, Lincoln Electric AC/DC Arc Welder, lockers, Oxy-Acetylene torch set w/bottles on cart, open end wrenches, grease guns, pipe wrenches, electrical supplies/tools, hardware, plumbing, paint guns, hammers, files, Keyway broach set, Starrett inside micrometer set, car dollies, floor jacks, saw horses, welding helmets, grinders, C-Clamps, air drills, air chisels, shop lights, tool boxes, come-a-longs, boomers, log chains, lots of milling tools and numerous other quality tools

Miscellaneous & Outdoor: flower pots, fishing poles, nets, tackle, battery chargers, Craftsman battery weed eater, Craftsman battery hedge trimmers, Troy Bilt weed eater, yard tools, coolers, wind chimes, yard art, chimney, BBQ Pro Gas Grill, Iron table w/ 4 chairs, turkey cooker, Smoke Hollow Smoker, Char-griller Smoker, canopy tent, Fimco pull -type sprayer, Montgomery Ward Roto Tiller, 4x3 wagon, yard wagon, metal wagon, wheel barrow, wash tubs, 2 pet kennels, large boat anchors, feed sack dolly, horse tank, Worxs electric blower, Toro 163cc 22" self-propelled lawn mower, Rubbermaid 150gal tank, wheel chair/scooter receiver hitch carrier w/ ramp, Small US Post Office mailbox door, manuals, running boards, electric motors, auto parts, Chevy tires & rims, sq. body Chevy hood

Household & Antiques: Folding cafeteria tables w/ benches, metal shelving, Christmas decorations, Golden Scooter, several nice walkers/canes, Montgomery Ward Refrigerator, card table, leather couches, love seats, flex steel lift chair, scale cars & banks, coffee tables, secretary/China hutch, entry cabinet, lamps, large oak table (2leaves, 9chairs), Amana Washer/Dryer, Sharp Stereo System, desk, queen bed, dresser/mirror, 1918 Ford Whiskey Decanters w/ shot glasses, oak cabinet, queen head board, chest of drawers, night stands, marble board game, 8 folding chairs, Soleus Air 8000 Btu air conditioner, wooden train, Coca Cola sign, antique hub caps & headlights, 1934 Calendar Washington County Coop Creamy Co, Linn, Kansas, antique grease gun collection, antique repair books, antique car books/manuals

Auctioneers Note: The Real Estate is offered by Pearl Real Estate, Mike Pearl Agent 785-256-5174 & Auctioneer Dennis Rezac 785-456-4187. 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 with service charge. 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.

Seller: Late Don Ronnebaum Estate

J&D Auction Service, LLC.

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