

Real Estate & Personal Property Auction

Saturday, November 18, 2023 at 11am

Auction Location: 1209 60th Rd Yates Center, KS 66783

Directions: From 54 & 75 Hwy junction in Yates Center, KS go south on Hwy 75 approximately 5mi. to 60th Rd, then go west on 60th rd. approximately 1 ½ mi. to auction site on the north and south side of 60th rd. Watch for Signs!

(Real Estate will sell at 1pm)

Tract 1 Property Description: 157+/- acres of mostly native and mixed grass hay meadows and wooded areas. This tract features a clean 2bed/1bath 1,056sq./ft. farm house built in 1929 w/central air & propane heat. Both rural water & well water are available, as well as 4-Rivers Electric and numerous springs that are actively running. There are 6-outbuildings on the property one which is updated w/concrete floor & metal roof. This property is a hunters dream with the mature wooded areas along with the wet weather draws that flow through this tract provide cover to the abundant wildlife deer, turkeys, and quail that frequent the property and a hunting cabin/home already in place and excellent locations for food plots where existing hay meadows are. Also, a great first for a young farmer or rancher or one looking to expand!

Tract 1 Brief Legal: S10, T26, R15, ACRES 157, NW4 EXC ROW

Tract 1 2022 Taxes: \$1,375.37

Tract 2 Property Description: 118.30 +/- acres of mostly native and mixed grass hay meadows and large mature wooded areas. Rural water and Electric are very close to this property as well as natural springs. This tract features excellent hunting opportunity with abundant wildlife as well or perfect building site not far off 75hwy. Also, would make a great addition to a farmer or rancher operation!

Tract 2 Brief Legal: SO3, T26, R15, ACRES 118.3, W2 SW4 & W2E2SW4 EXC ROW

Tract 2 2022 Taxes: \$487.97

Property Viewing: Anytime by contacting auctioneers

Real Estate Terms: Earnest money payable the day of auction will be \$50,000 for tract 1 and \$40,000 for tract 2 payable to Woodson County Title, with the balance due on or before December 29, 2023. 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 2023 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 Woodson County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

Personal Property items: 1999 Ford F-250 super duty dsl. Power stroke V8 360 engine 4x4 automatic flatbed 175,000mi. Vin#1FTNF21FXEA15637, 1973 Chevelle Deluxe Chevrolet car, 1999 Dodge Ram 1500 V8 Magnum SLT 4-door ext. cab Vin# 1B7HC13ZXXJ546402, 1960 Ford F-100 short/wide bed steel bed w/6-cylinder engine, Volkswagen 4-door car, John Deere 4020 dsl. Tractor 1,207 hrs. S#SNT213P103416R w/Mount O Matic 2250 loader & 5 ½' bucket, John Deere Model H tractor (non-running) S#H5006, IH Antique tractor (non-running), antique truck make model unknown (non-running), Corn sheller, hay wagon, 16'x6' tandem axle bumper pull stock trailer (new floor), 18'x6'6" car trailer, Massey Ferguson Mod. FM85 tractor w/continental motor 9,436hrs. S#SGM803486, McCormick Farmall Super C tractor 6v wide front 3pt hitch S#13436, antique manure spreader, 8'x5' trailer, Honda Fourtrax 300 4-wheeler, 3pt bale mover, 3pt 6' blade, 3pt post auger, 3pt 5' rotary mower, JD bale spear, 7' JD sickle mower, antique grain drill, horse drawn cultivator, windmill head, old license plates, vintage oil/gas cans, cement mixer, chicken nesting boxes/waters/feeders/cages, 12-sheets of 14'x3' red tin (new), 30-sheets of 10'x3' white tin (new), trim & corners, 35-sheets of 20' white tin (new), 50-sheets of 16' red tin (new), bags of new screw for tin, lots of scrap metal, steel wheels, pet carriers, fuel barrel, metal ramps, wheel barrow, propane bottles, shop lights on stand, yard tools, table saw, car ramps, gas cans, large vise, roll around metal table/work bench, hardware, Werner ext. ladder, large canvas tarp 10'x18' new in box, Craftsman 10" radial arm saw, Craftsman 17" drill press, Craftsman LT 1000 riding mower, Murray push mower, weight bench, Craftsman 6hp shop vac, ATV seeder, 25gal. sprayer, Elite Series pressure washer 6.75 Briggs & Stratton , air bubble, torch hoses & gauges, Campbell Hausfeld 3.5hp 20gal. air compressor, fiberglass step ladders, Generac 10,000 EXL generator, Porter cable chop saw, Colman camping stoves & lanterns, 14" & 16" Simco saddles, Kids Simco saddle, lots of tack, BB gun, fishing poles, Amana deep chest freezer, Miller Matic 175 wire welder, portable sand blaster, Miller gold seal AC/DC GS 225 arc welder, Panasonic 12vt drill, ext. cords, Bostitch air Nailer, jig saw, DeWalt metal chop saw, log chains, 14" Homelite chainsaw, torch wrenches, recharge kit for AC, lots of hand tools. Pipe wrenches, drimel tool, DeWalt drill screw gun, Bostitch framing Nailer, bar clamps, log chains, bottle jacks, buffer, skil saw, routers, sanders, levels, bolt cutters, Craftsman roll around tool box, tie down straps, elect. Volt meters, ¾" ratchet, manuals, lg. drill bits, organizers, vet supplies, drag harrow, 2" pipe, dog kennels, self-catch head gate, small feed bunks, radio flyer wagon, purple martin house, windmill well pump, kitchen well pump, hay elevator, old windows, old farm primitives, 225gal. wooden barrel 41" deep, 5' stock tank, hay hooks, wooden doors, lots of lumber, 6-10' portable cattle panels, 3-14' portable cattle panels, 4-10'x10' dog pens/runs, galvanized sq. tub, dump rake, Allis pull-type combine, Bushhog 15' batwing rotary mower, JD #5 sickle mower, JD lister, Allis 2-bottom plow, 18-30' 1" pipe, 7' pull-type disk, 14' hay elevator, New Holland side delivery rake, 12' JD disk pull-type, pop-up bale loader, metal boiler w/lid, incubator, Norman National stove, 2-stroke tamper, cream separator w/attachments, small kitchen appliances, dishes, cookware, old jars, couch, 55"

Hisense TV, desk, card table, dining room table w/chairs, 100's of DVD's/VHS/CD's, wood cabinets, queen bed, dresser, Armoire, make-up vanity

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.

J&D Auction Service, LLC.

Jase Hubert (620)-481-7303 Dwayne Coble (620)-794-2061

Seller: James & Qianyu Furrow

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