

## Real Estate & Personal Property Auction

Saturday, September 14, 2024 at 10am

**Auction Location: 745 Garfield St. Emporia, KS 66801**

**Brief Legal:** GRAYSTONE'S 3RD SUB DIV, S09, T19S, R11E, BLOCK D, Lot 23, ACRES 0.1, (50.0 X 130.0)

**(Real Estate will sell at 12noon) Property Description:** A clean well-kept 3bed/2bath home built in 1950, located in Central Emporia on a quiet and cozy street. Property features an excellent location on a corner lot, 1,465sq.ft., central air, newer roof, 1-car attached garage, full basement, privacy fenced in backyard, storage shed, front porch and covered back patio.

**Property Viewing:** Anytime by contacting auctioneers

**2023 Taxes:** \$2,774.54

**Real Estate Terms:** Earnest money payable the day of auction will be \$15,000 payable to Lyon County Title, with the balance due on or before October 24, 2024. 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 2024 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. 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.

**Personal Property Items (Starting at 10am):** Hanging vintage rain oil lamp, wooden glider/rocker, holiday décor, full size bedroom set (bed, dresser, side table), vintage wooden chairs, cedar chest, wooden rockers, wall display cabinets, vintage prints/paintings, 2003 Uncut sheet \$1.00 bills, Samsung French door refrigerator w/bottom freezer, small kitchen appliances, cookware/kitchenware, oil lamps, antique scales, 3-legged iron pot, 2-wall clock, mantel clock, China hutch, several pickle canisters, Hosier cabinet, butter churn, coffee grinder, roll-top desk, 2-wash stand vanities, thimble collection, quilts, carnival glass, drop leaf table, Butcher block table (used in Hartford, Ks super market), LG front load washer/dryer, flat screen TVs, Carousel, vinyl records, lard press, 15gal. Western Stoneware crock, 10gal. Red Wing crock, several mantel clocks, sewing supplies, sewing material, rag quilt material, singer sewing machine, canning supplies & jars, Fans, vacuums, love seat, roll around carts, hand tools, metal patio table w/chairs, charbroil grill, Jobsmart air compressor, drill press, vise, 10" bench grinder, 10" compound miter saw, orbital jigsaw, belt sander, well pump, reciprocating saw, Craftsman band saw, blowers, wheel barrows, yard carts, yard tools, anvil mounted on log, windmill, bird bath, yard art, Antique secretary, freezer, glassware, Appliances, Antiques, Furniture, Antique Furniture, Tools, Miscellaneous, Household

**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](http://Kansasauctions.net) or [jdauctionservices.com](http://jdauctionservices.com) Check our**

**website [jdauctionservices.com](http://jdauctionservices.com) or [Kansasauctions.net](http://Kansasauctions.net) for updated information and pictures. Like us on Facebook for updates as well J&D Auction Service, LLC.**

**Seller: Jenny Harder**

**J&D Auction Service, LLC.**

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