

Real Estate & Personal Property Auction

Saturday, October 19, 2024 at 10am

Auction Location: 316 N 6th Madison, Ks 66860

Personal Property Items (start selling at 10am): JC Higgins Mod. 20 12ga. Pump, antique black powder musket rifle, Stevens Mod. 311 double barrel SxS .410ga., lots of pocket knives, small coin collection, cedar chest, walnut vanity w/stool, lots of records, stereo speakers, twin beds, holiday décor, 1922 Madison High framed picture, Madison year books, Kansas Centennial book 1861-1961, furniture, antique furniture, Maytag washer & dryer, Amana elect. Stove, Stetson hats, parlor table, dining table, vintage wall clocks, mantel clock, vintage wash stand, weaving baskets, large vases, whirlpool refrigerator SxS, queen poster bed, lamps, cookware, weber gas grill, hand tools, hardware, Craftsman upright 25gal. 5hp air compressor, air bubble, Delta table saw, C-clamps, log chains, grinders, hand saws, old metal fans, ext. cords, tool boxes, power tools, weed eaters, handyman jacks, wooden ammo boxes, pipe wrenches, drill press, lots of fishing tackle, fishing rods/reels, Delta band saw, metal detector, roto-zip, brass plumb bob, bar clamps, leaf blower, floor jack, vintage fishing scales, wood working tools, lots of costume jewelry, jewelry making equipment & supplies, pocket watches, full size mattress & box springs, Amana washer, Whirlpool dryer, old bottles, wicker trunk, button collection, GE electric stove (white), Kenmore refrigerator, day bed, New International “atlas of the world” war 1943 edition, Singer featherweight sewing machine AF252384, Dazey No. 20 churn, vintage Armoire, totes of sewing material, bullet pencil collection, vintage games, vintage hats, lots of Jewelry, vintage decorations, watch collection, linens, books, Craftsman LT 2000 riding mower, old trunk, small paddle boat, coolers, garden hose, ladders, live traps, vintage baby buddy, camping stoves, vintage paper signs, vintage display cases, misc. antiques & collectibles

Real Estate (Sells at 12pm noon) (brief legals): Auction Lot #1: 316 N 6TH, Madison, KS Lot Eight (8), Block Two (2) Phenis Addition to the City of Madison, Greenwood County, Kansas. A 2 bed/1 bath house with large detached garage, updated hot water heater & Lennox Furnace, central air, new metal roof.

Auction Lot #2: 411 N 6TH, Madison, KS Lot Three (3), Block Two (2) Patterson’s Addition to the City of Madison, Greenwood County, Kansas

Auction Lot #3: 401 N 6TH, Madison, KS Lots One (1) and Two (2), Block Two (2), Patterson’s Addition in the city of Madsion, Greenwood County, Kansas. A 2 bed/1 bath house with large detached garage, new metal roof, new Pex pipe plumbing installed.

Auction Lot #4: 00000 N 6TH, Madison, KS Lots Seven (7) and Eight (8), Block One (1) with water meter in place, Phenis Addition to the City of Madison, Greenwood County, Kansas

Property Viewing: Anytime by contacting Auctioneers

Real Estate Terms: Earnest money payable the day of auction Lot#1 \$5,000, Lot#2 \$500, Lot #3 \$5,000, Lot #4 \$500, will be payable to Moon Title & Escrow, with the balance due on or before November 29, 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 Greenwood County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

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.

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.

Seller: Thornton

J&D Auction Service, LLC.

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