

Real Estate & Personal Property Auction

Thursday, May 22, 2025 at 5:30pm

Auction Location: 1800 Road R Emporia, Ks 66801

Real Estate: (sells at 6:30pm) Property consists of 20+/- acres of fenced native grass hay meadow w/a wet weather draw running through the middle of property as well as rolling hills with great views, 1-large pond and a 30'x48' Outbuilding w/concrete floor and a cornered off office/living space. Abundant wildlife and deer! An outstanding building site with both rural water and electric being on the property. Just North of Thorndale lake and close to Emporia not far off the paved road!

2024 Real Estate Taxes: \$463.62

Personal Property Items: Craftsman 4hp air compressor, earthway spreader, 55gal. sprayer pull-type, floor jack, JD 425 lawn tractor 869 hrs. 54" all wheel steering, picnic table, pickup bed trailer, small gun safe, bow/arrows, advanced technology 1hp air compressor, green works blower w/battery, battery chargers, 2-wheel garden cart, weed eaters, Craftsman push weed trimmer, 6" bench grinder, rd. oak table w/4-chairs, metal shelving, Coleman 6500 generator (like new), McDonalds collectibles, Native American bronze statue (Fraser), table top drill press, army cot, holsters, BB guns, Craftsman 21" snow blower, hot wheels, Tonka toys, gun cases, scopes, lots of ammo shotgun/rifle/handgun various calibers, oil lamps, playboy magazines, starting line-up toys, Murry 16 twin 4-speed mower/w plow attachment, barb wire rolls, Pepsi collectibles, lots of fishing poles & tackle, work bench, antique singer sewing machine, 14 gal. portable gas tank on wheels, Cosco ladder, Circus framed ad/sign, 2-mini frig's, shop vacs, live traps, fire ext., chains, western flyer bicycle w/basket, Whirlpool dehumidifier, scales, yard tools, other miscellaneous

Property Viewing: Anytime by contacting Auctioneers

Real Estate Terms: Earnest money payable the day of auction will be \$20,000 payable to Moon Title & Escrow, with the balance due on or before June 27, 2025. 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 2025 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.

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 Leonard Torrens Estate

J&D Auction & Sales, LLC

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